



**BEVO MILL RETAIL  
SPACE FOR LEASE**

SCAN HERE!



**Jack Junker**

Phone: 314.647.6611 ext. 132  
[JackJ@ManorRealEstate.com](mailto:JackJ@ManorRealEstate.com)

**Caleb Anthonis**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**4210 ITASKA ST.  
ST. LOUIS, MO 63116  
1,524 S.F.**

**\$12/S.F. N.N.N. (DEPENDING ON TERM, CREDIT, TI)**

### PROPERTY INFORMATION



- 1,524 S.F. FIRST-GENERATION SPACE IN SOUTH CITY'S BEVO MILL NEIGHBORHOOD, AVAILABLE AS BUILT-TO-SUIT
- IDEAL FOR RETAIL OR CONTRACTOR OFFICE USE, WITH SIDE ROLL-UP GARAGE DOOR FOR FLEXIBLE ACCESS
- TI FOR QUALIFIED TENANTS
- AMPLE PARKING AND PROFESSIONALLY MANAGED BUILDING ENSURE EASE OF OPERATIONS
- PRIME SOUTH CITY LOCATION WITH STRONG VISIBILITY AND NEIGHBORHOOD APPEAL

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		26,678	160,797	327,992
HOUSEHOLDS		12,956	77,234	158,072
AVERAGE HH INCOME		\$69,923	\$88,516	\$93,637



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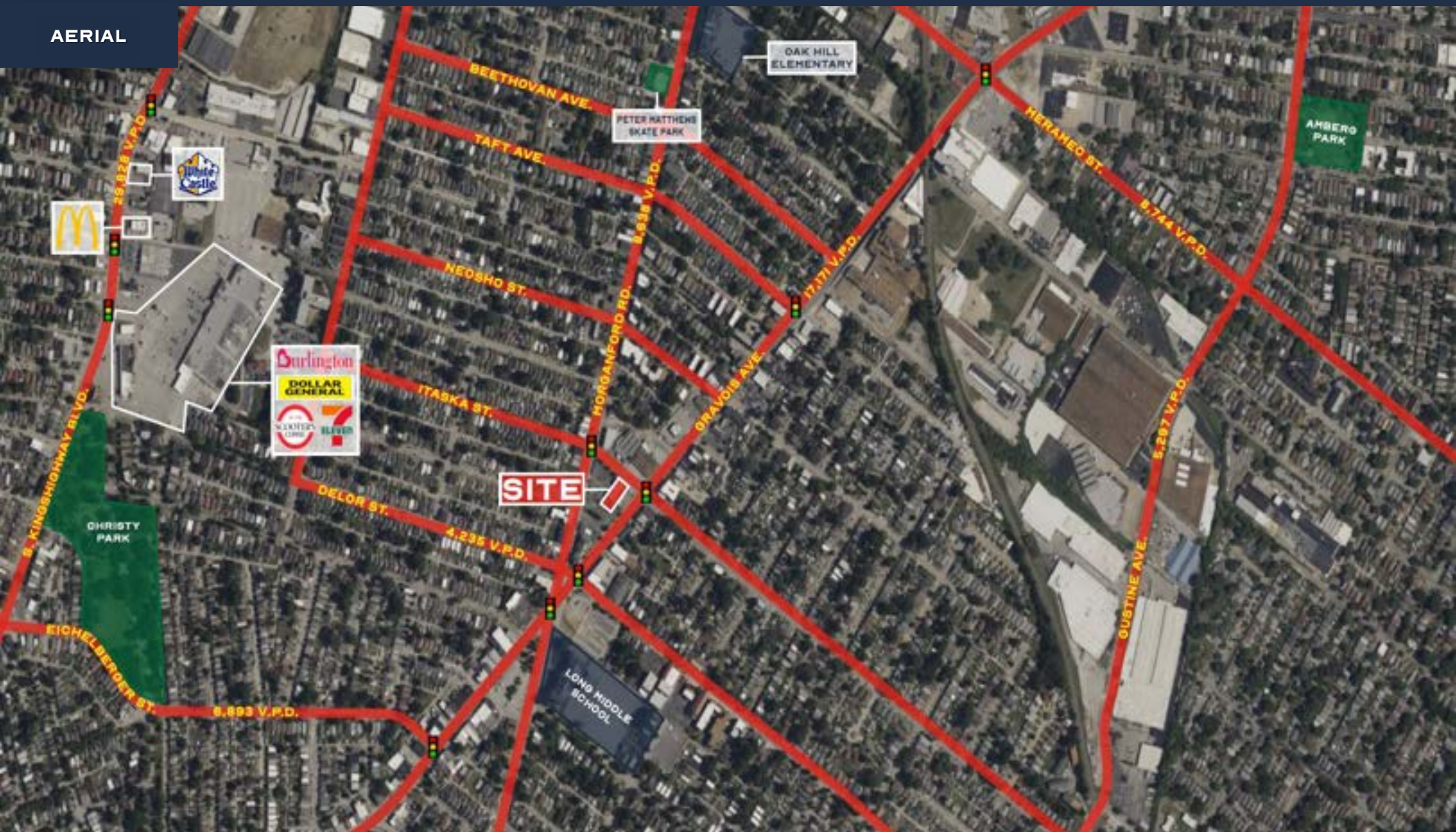
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AERIAL



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