



# CHROMA RETAIL

SCAN HERE!



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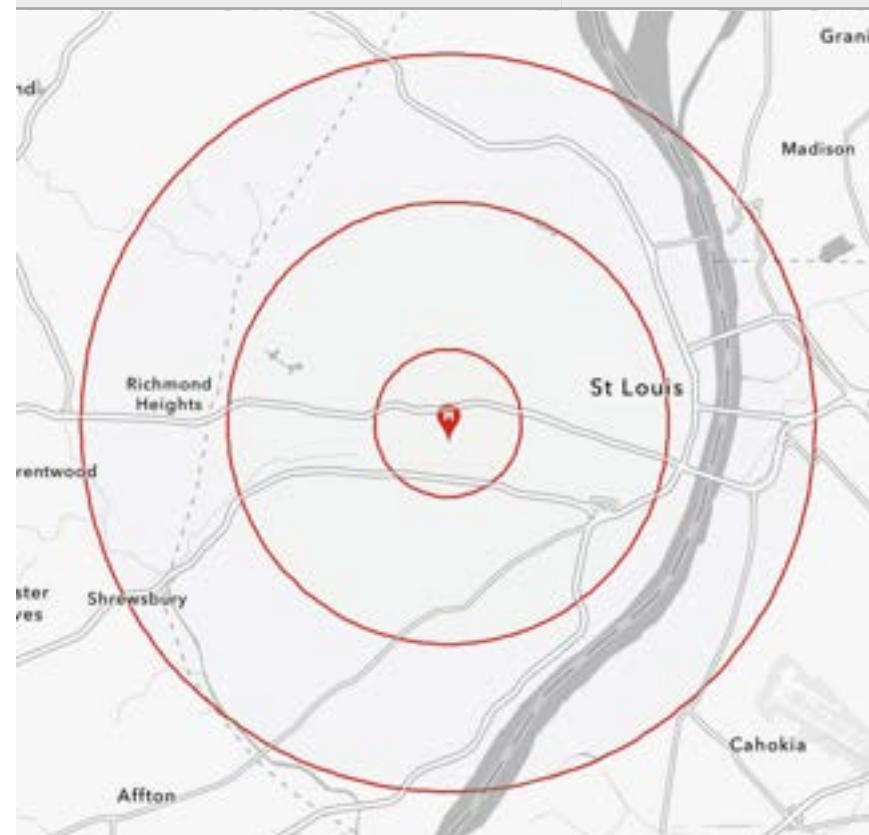
**4001-4095 CHOUTEAU AVE.  
ST. LOUIS, MO 63110  
3,749 S.F.  
\$26.00/S.F. N.N.N.**

### PROPERTY INFORMATION



- JOIN CHROMA — A LANDMARK MIXED-USE DEVELOPMENT
- STRATEGICALLY POSITIONED AT THE ENTRANCE TO THE GROVE
- 3,749 S.F. FIRST GENERATION SPACE READY FOR WHITE-BOX
- JOIN SEOUL TACO, CHAO BAAN, SALON LOFTS AND SWEETWATERS
- 346 LUXURY APARTMENTS LOCATED WITHIN THE BUILDING
- THE GROVE IS A THRIVING NEIGHBORHOOD BOASTING A DIVERSE MIX OF PLACES TO EAT, SHOP, DRINK, LIVE AND PLAY

| DEMOGRAPHICS      |  | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|--|----------|----------|----------|
| POPULATION        |  | 20,592   | 158,734  | 334,513  |
| HOUSEHOLDS        |  | 10,229   | 81,471   | 161,771  |
| AVERAGE HH INCOME |  | \$90,597 | \$89,150 | \$91,024 |



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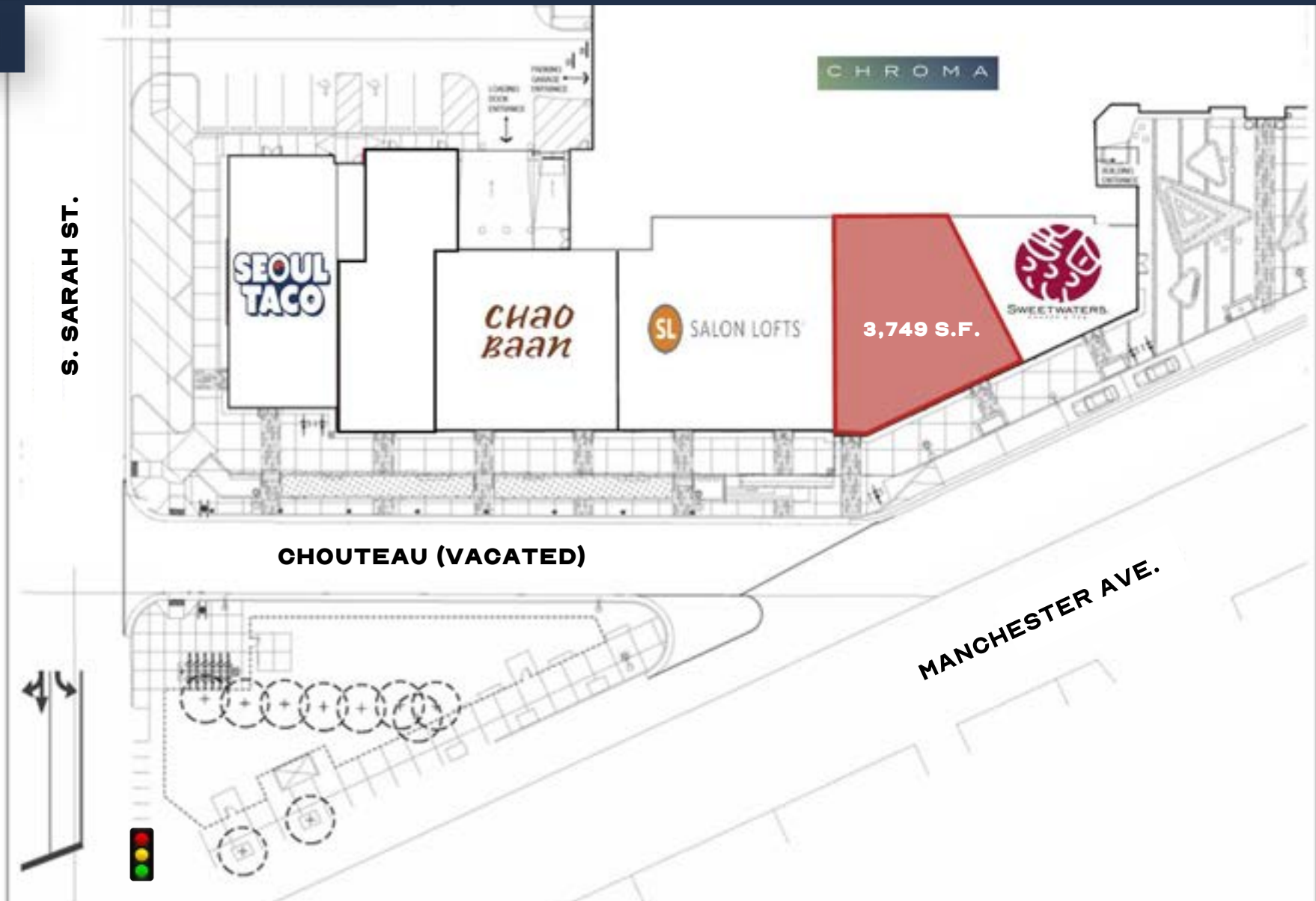
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### SITE PLAN



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AERIAL



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