



CHROMA RETAIL

SCAN HERE!



BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

CALEB ANTHONIS

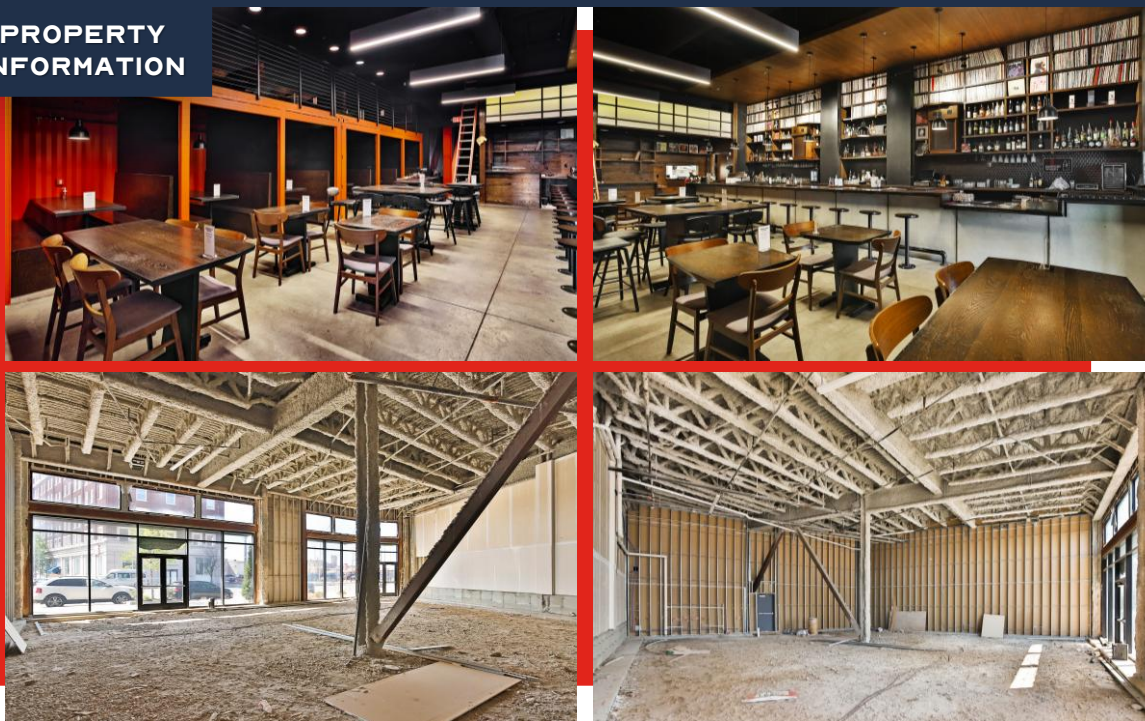
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

MARK CLARKSON, COIM

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

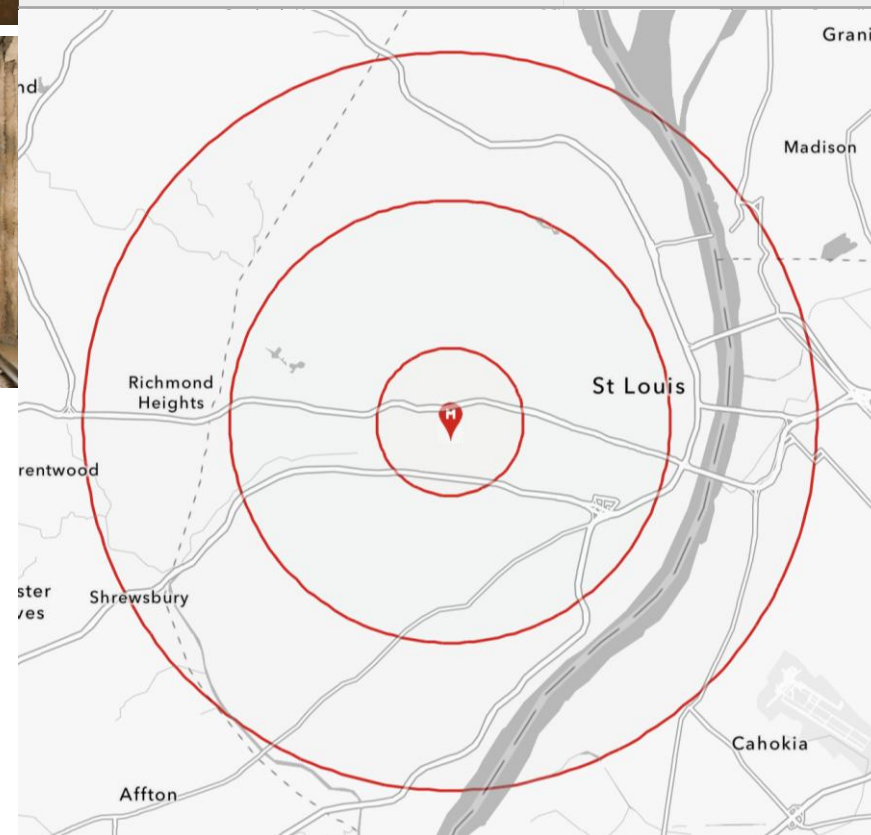
**4001-4095 CHOUTEAU AVE.
ST. LOUIS, MO 63110
2,979 — 3,749 S.F.
\$26.00/S.F. N.N.N.**

PROPERTY INFORMATION



- JOIN CHROMA — A LANDMARK MIXED-USE DEVELOPMENT
- STRATEGICALLY POSITIONED AT THE ENTRANCE TO THE GROVE
- HIGH PROFILE RETAIL LEASING OPPORTUNITIES AVAILABLE:
 - 2,979 S.F. TURN-KEY FORMER BAR & RESTAURANT
 - 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



SCAN HERE!



BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

MARK CLARKSON, COIM

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

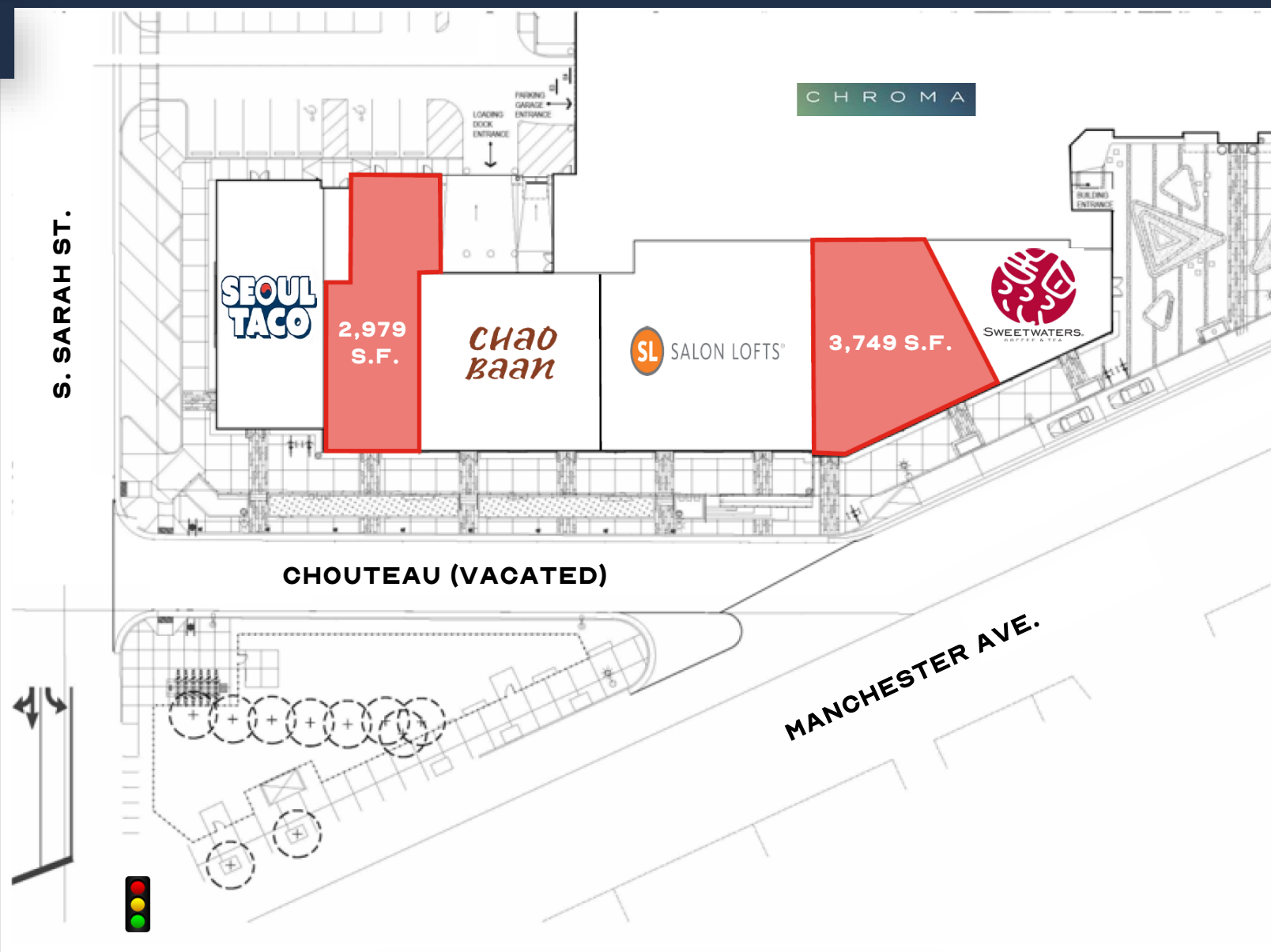
4001-4095 CHOUTEAU AVE.

ST. LOUIS, MO 63110

2,979 — 3,749 S.F.

\$26.00/S.F. N.N.N.

SITE PLAN



SCAN HERE!



BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

MARK CLARKSON, COIM

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

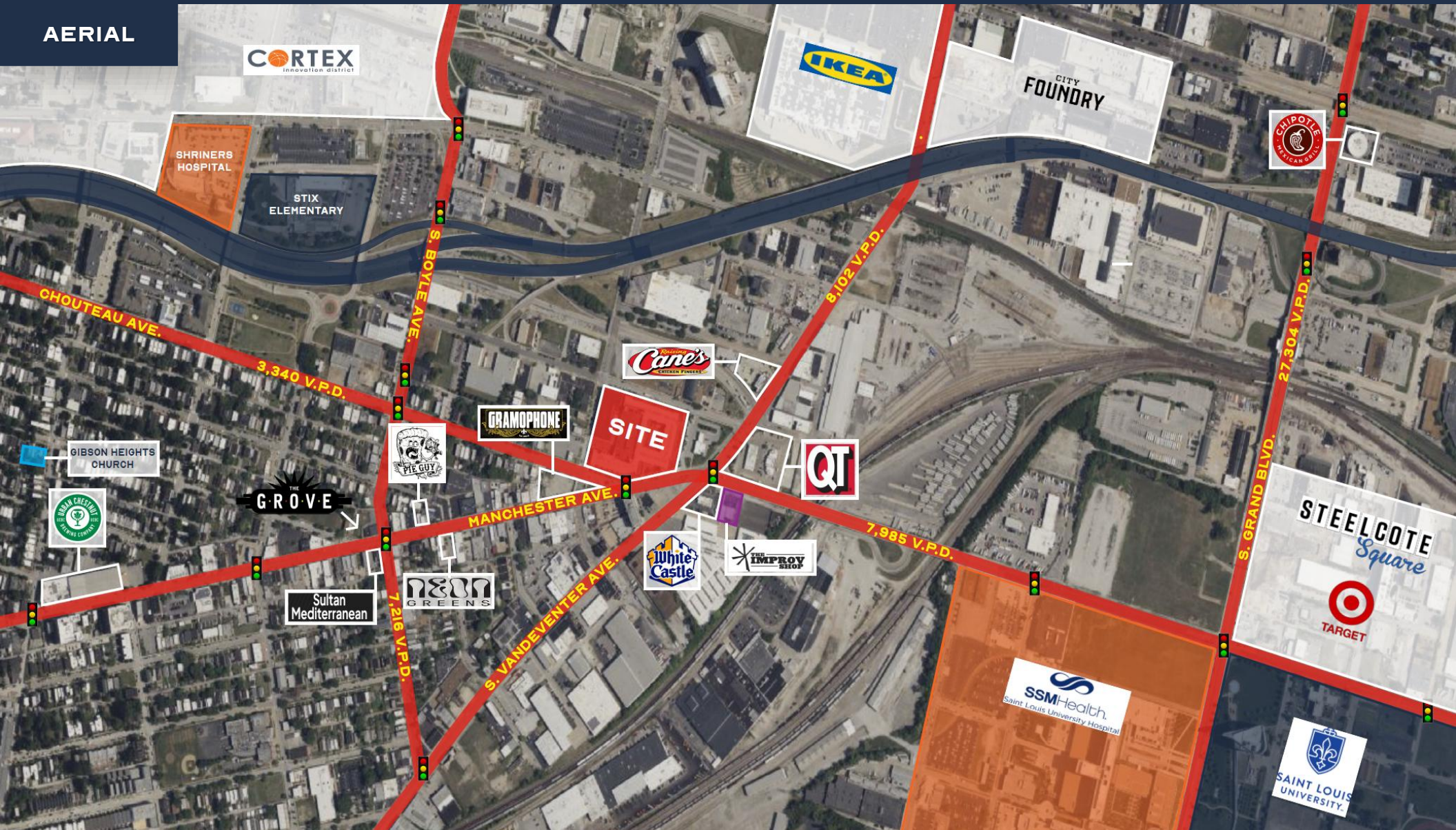
4001-4095 CHOUTEAU AVE.

ST. LOUIS, MO 63110

2,979 — 3,749 S.F.

\$26.00/S.F. N.N.N.

AERIAL



SCAN HERE!



BEN CHERRY, COIM
 Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM
 Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

CALEB ANTHONIS
 Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

MARK CLARKSON, COIM
 Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

4001-4095 CHOUTEAU AVE.
ST. LOUIS, MO 63110
2,979 — 3,749 S.F.
\$26.00/S.F. N.N.N.