

**CWE GROUND FLOOR
COMMERCIAL SPACE**



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**4100 LINDELL BOULEVARD
ST. LOUIS, MO 63108
2,506 S.F. | \$18.00/S.F. N.N.N.**

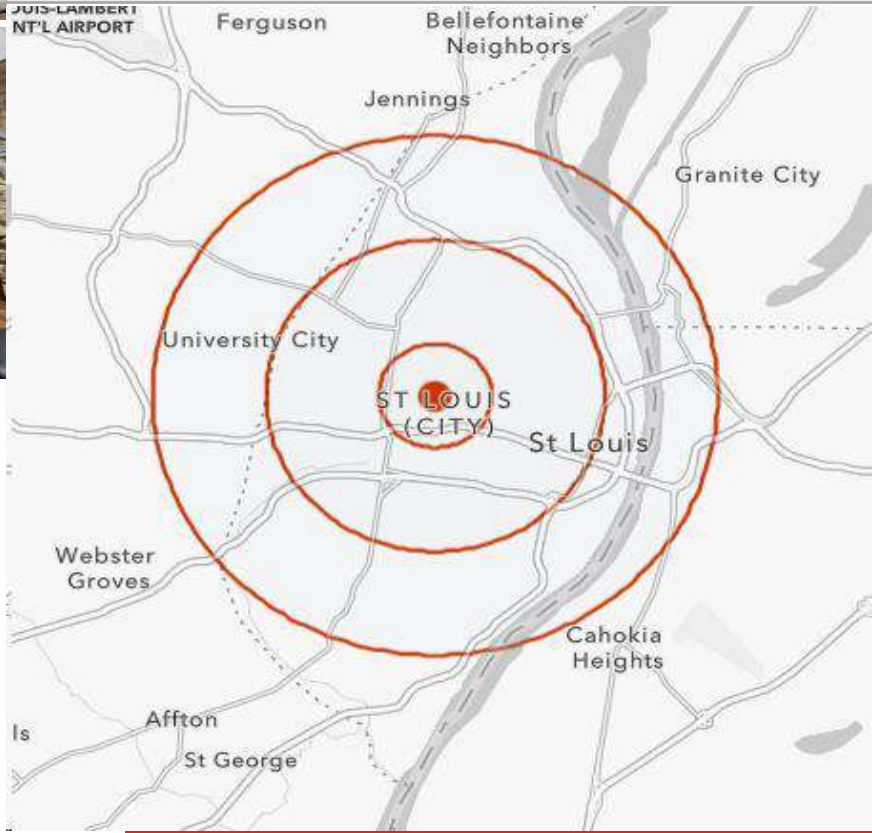
FOR LEASE

PROPERTY INFORMATION



- **PREMIER CENTRAL WEST END LOCATION ON LINDELL BLVD**
- **STRONG CO-TENANCY: ENTERPRISE BANK & TRUST, MORE HAIR LLC**
- **41 SURFACE PARKING SPACES | 143' FRONTAGE ON LINDELL**
- **4-STORY MIXED-USE BUILDING | WALK SCORE 90 / TRANSIT SCORE 50**
- **OWNER OPEN TO TI WITH LEASE ECONOMICS JUSTIFICATION**
- ***AVAILABLE AS OF 10/1/2026***

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	24,132	138,478	310,777
HOUSEHOLDS	13,253	72,689	154,746
AVERAGE HH INCOME	\$98,289	\$92,989	\$96,475



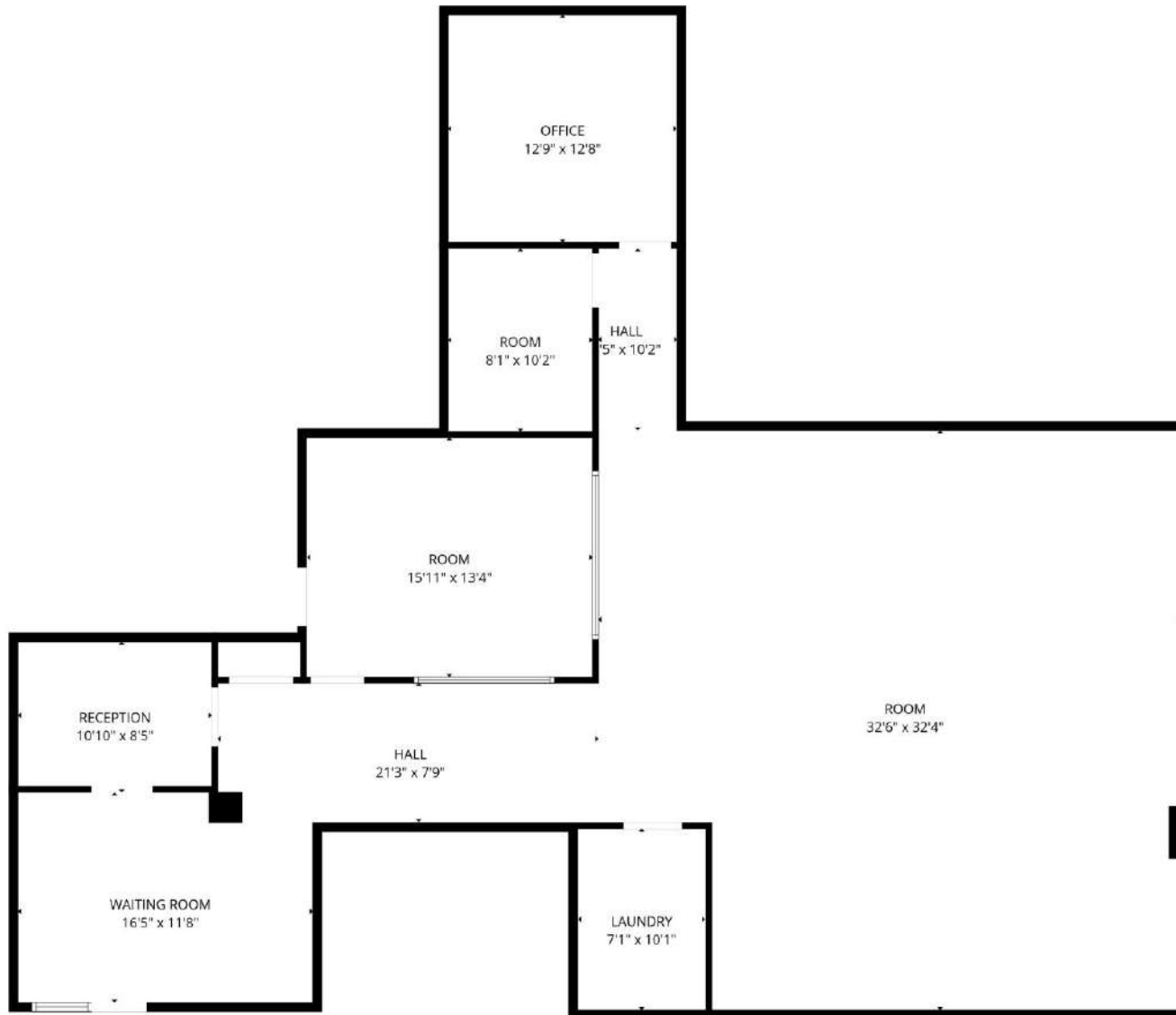
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FLOOR PLAN



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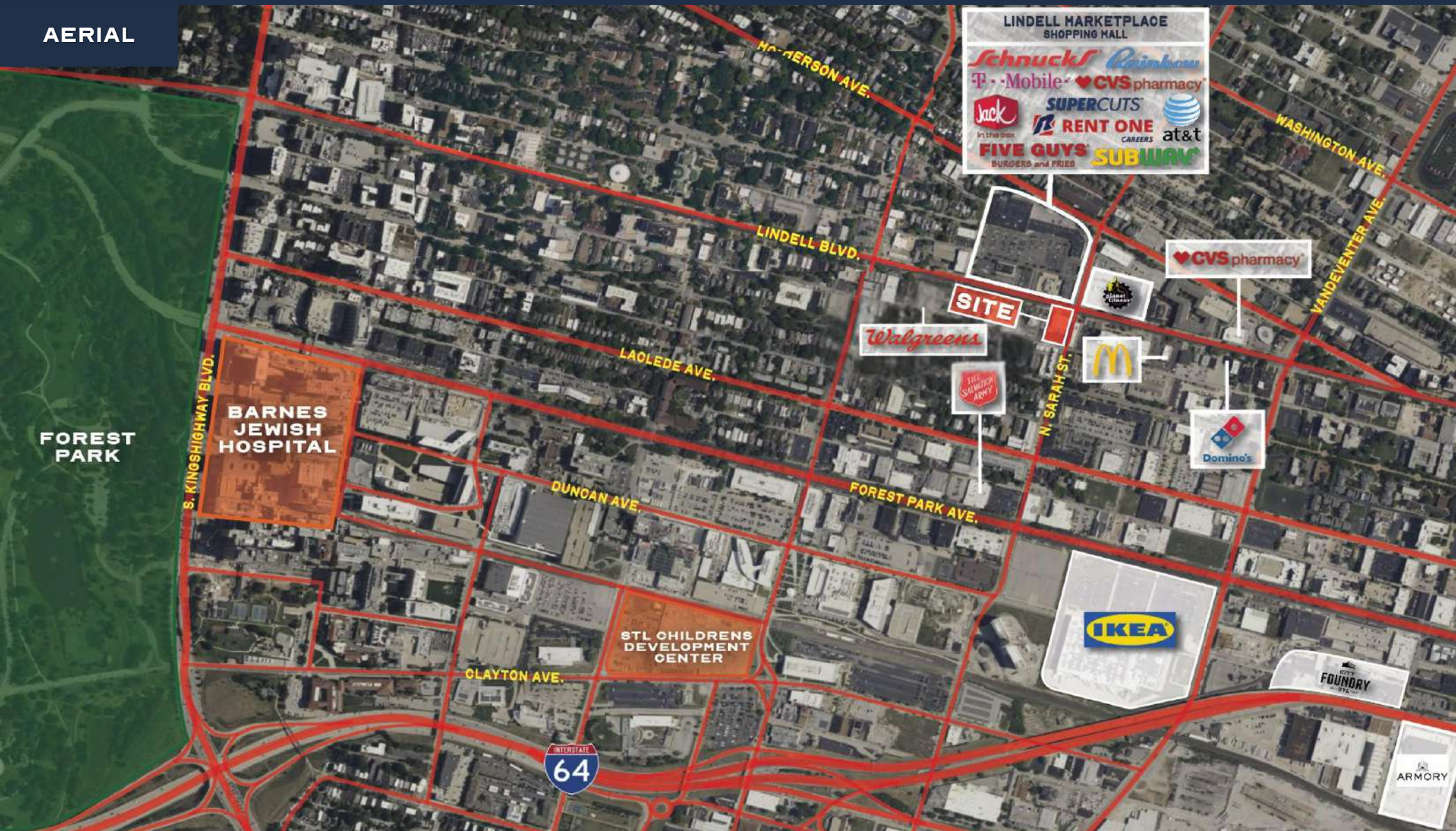
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