MANOR REAL ESTATE

FOR LEASE

WASHINGTON AVENUE RESTAURANT SPACE



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400 WASHINGTON AVE
ST. LOUIS, MO 63102
9,834 S.F. | $10.00/S.F. N.N.N.

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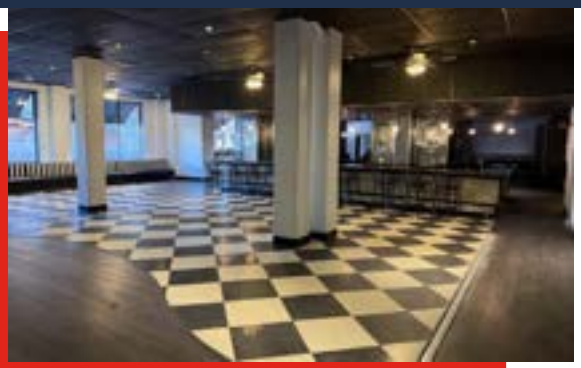
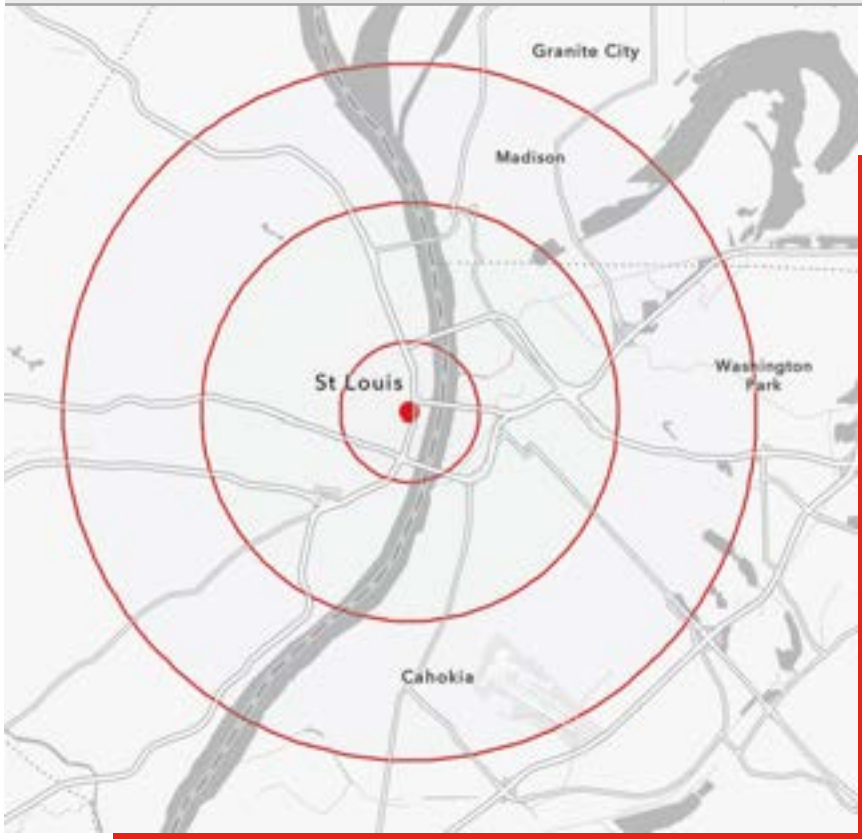
PROPERTY INFORMATION



- APPROXIMATELY 9,000 SF OF SECOND-GENERATION RESTAURANT SPACE
- STRONG VISIBILITY AND STREET PRESENCE
- WALKABLE TO THE GATEWAY ARCH GROUNDS, LACLEDE'S LANDING, EADS BRIDGE, AND AMERICA'S CENTER
- DAILY TRAFFIC FROM OFFICE WORKERS, RESIDENTS, HOTEL GUESTS, CONVENTIONEERS, AND TOURISTS
- SUITED FOR FULL-SERVICE RESTAURANT, BAR, ENTERTAINMENT, OR OTHER EXPERIENTIAL RETAIL
- 78 TOTAL UNITS AT THE GALLERY 400 APARTMENTS
- 14,614 V.P.D. ON WASHINGTON AVE

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		12,510	64,618	188,351
HOUSEHOLDS		7,836	33,019	95,186
AVERAGE HH INCOME		$89,446	$82,071	$84,903



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.