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LANDING

RETAIL SPACE FOR LEASE **3949 Lindell Blvd** St. Louis, Missouri

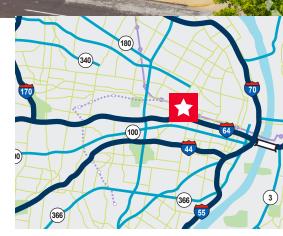
# 3949 Lindell Blvd / St. Louis, MO 63108

# 1,350 SF Available

Aggressive pricing - Contact broker for additional information

## **Property Highlights**

- Located on the main retail corridor for Midtown St. Louis and SLU campus, close to Central West End
- Newer Mixed-Use Property with over 300 residents
- Ample Off Street Parking in attached garage
- Bustling Daytime Population close to major businesses, hospitals, universities, and more



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# **Demographics**

	1 Mile	3 Miles	5 Miles	Lindell
Daytime Population	18,751	164,058	263,827	Vandeventer
Population	20,257	150,675	326,807	N Sarah St
Average HH Income	\$68,636	\$67,062	\$69,155	
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# **Nearby Business**

SLU Campus	Students	13,400	
	Faculty	2,000	
	Staff	6,000	
Barnes Jewish	Employees	9,300	
Hospital	Doctors/Residents	2,300	
	Admissions	53,300	
Children's Hospital	Employees	2,900	
	Doctors/Residents	2,000	
	Admissions	10,500	
Wash U Medical	Employees	8,913	
Campus	Students	1,360	
Other Businesses	BJC, DuPont, Cambridge Innovation Community, VA Hospital, Chase Park Plaza, and several others		



**Traffic Count** 

11,950 VPD 17,992 VPD 9,044 VPD

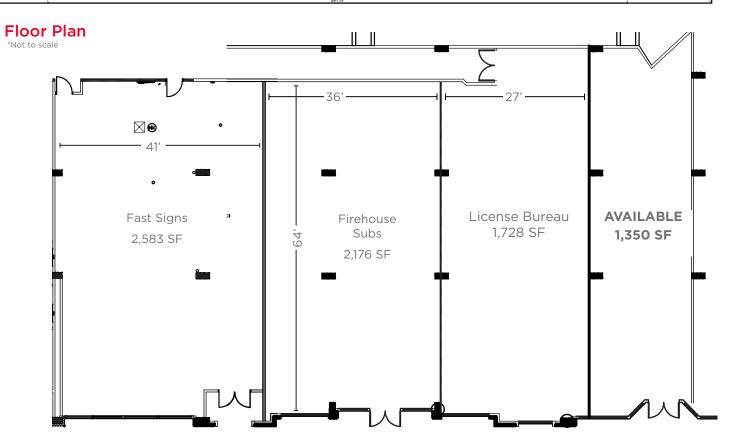


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MAIN RETAIL COVERED PARKING GARAGE Site Plan E1 Ø (188 q 4-ALT 1 A3 PARKING FOR RETAIL Н 1 ł E1 Þ B2  $\square$ B2  $\square$ H Exeen  $\odot$ REFER TO SHEET 3.1b 譯 ٩ ADDITIONAL SURFACE course o TRASH **Firehouse** License AVAILABLE **Fast Signs** Subs Bureau 1,350 SF 2,583 SF 1,728 SF 2.176 SF 3 Goody's LEASING Café OFFICE 十大 LINDELL BLVD

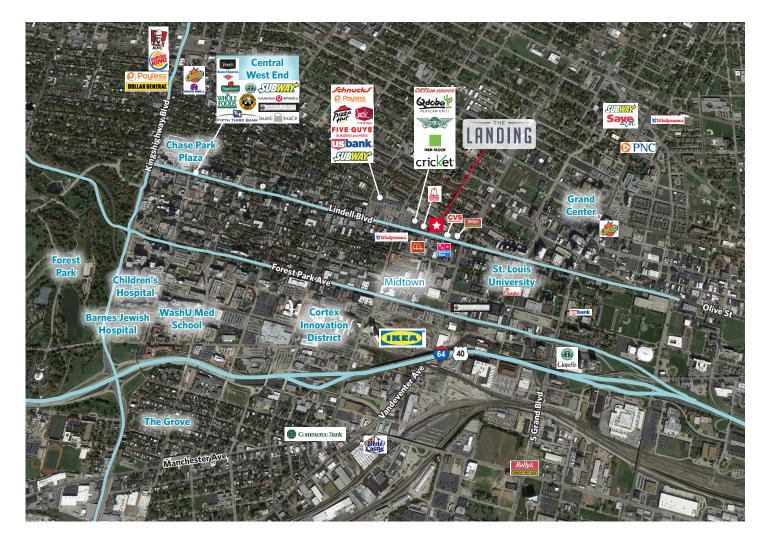


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## **Location Aerial**



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