



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



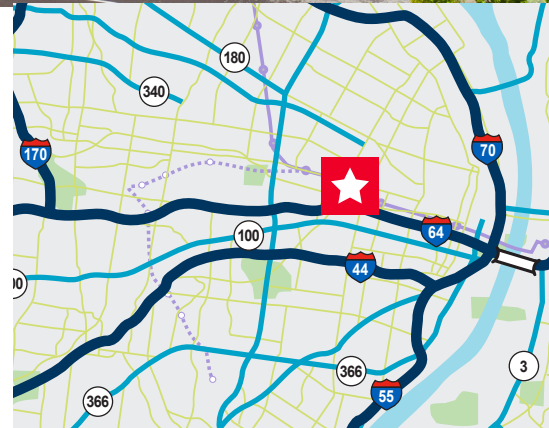
3949 Lindell Blvd / St. Louis, MO 63108

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
Daytime Population	18,751	164,058	263,827
Population	20,257	150,675	326,807
Average HH Income	\$68,636	\$67,062	\$69,155

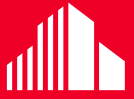
Traffic Count

Lindell	11,950 VPD
Vandeventer	17,992 VPD
N Sarah St	9,044 VPD

Nearby Business

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





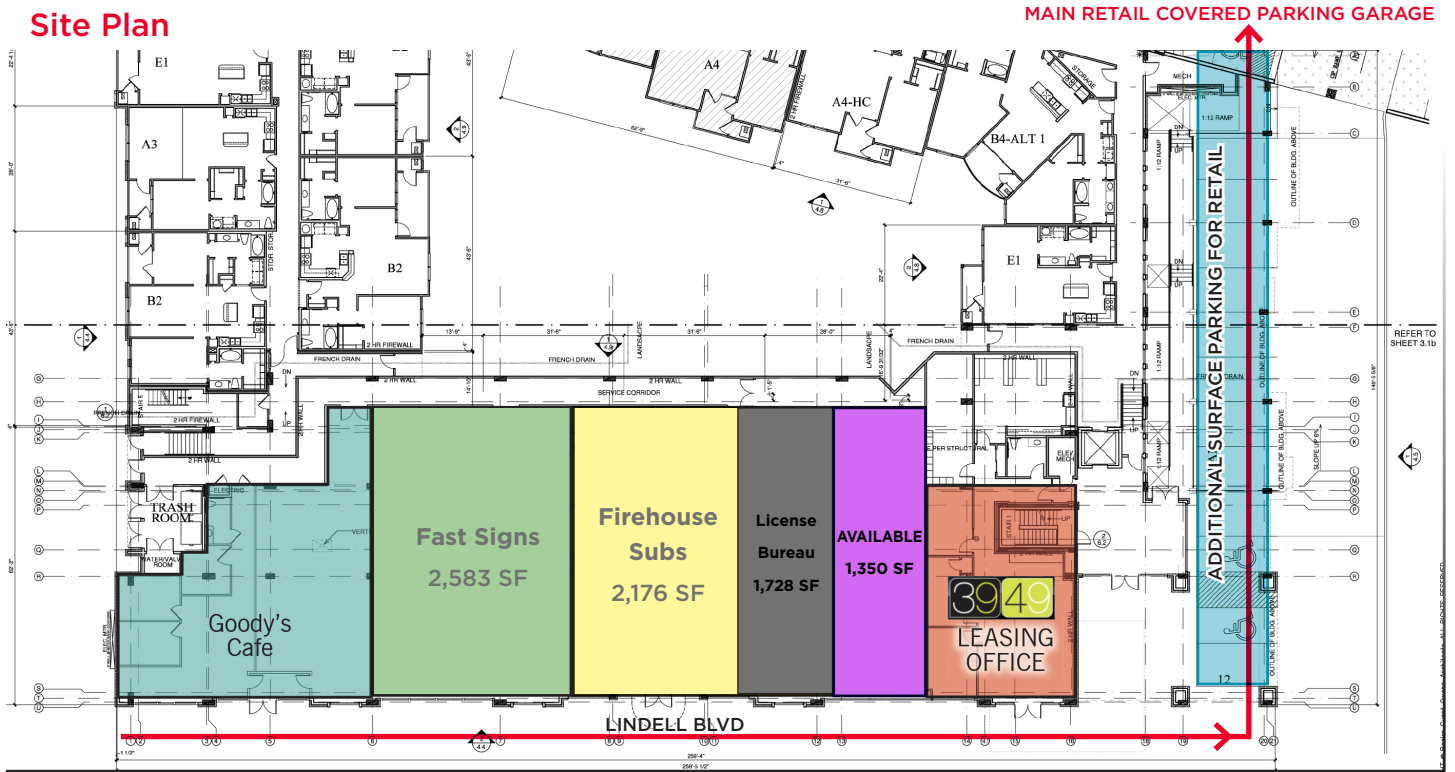
**CUSHMAN &
WAKEFIELD**

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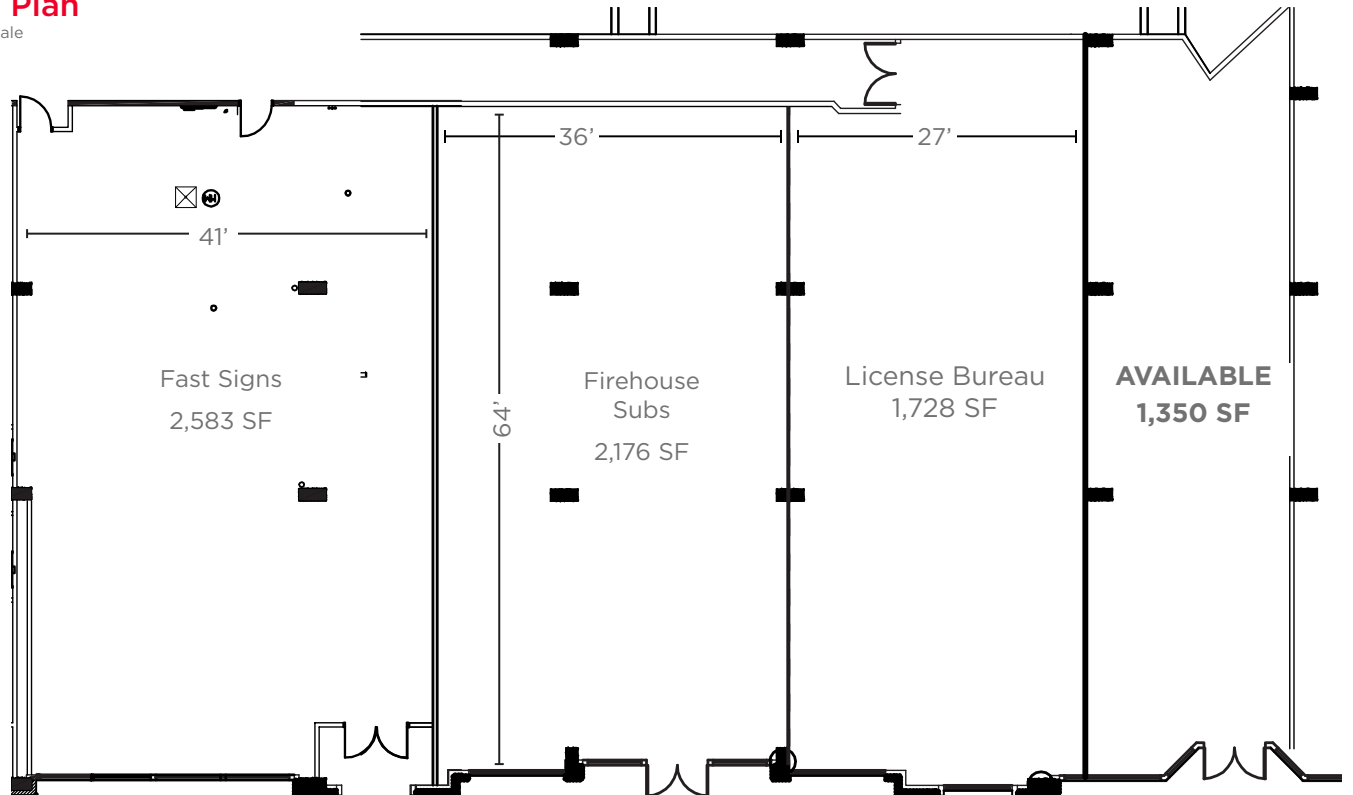
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Site Plan



Floor Plan

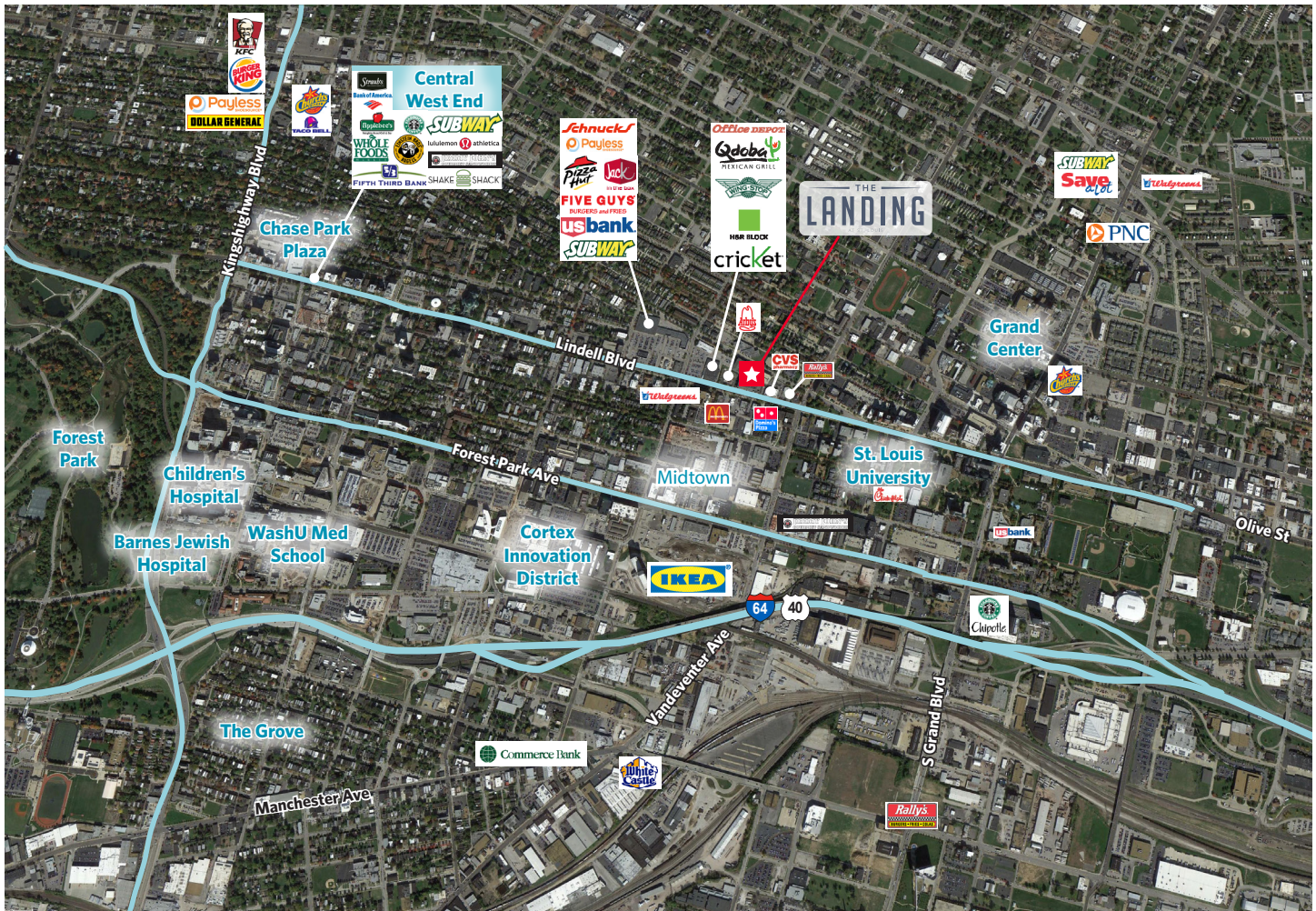
*Not to scale





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Location Aerial



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