FOR LEASE | Boutique Retail/Office Space

20 ALLEN AVENUE, SUITE 160, WEBSTER GROVES, MO 63119



NOVUS PROPERTIES CO. | 20 ALLEN AVENUE | SUITE 400 | WEBSTER GROVES, MO 63119 | (314) 281-1502 | mkoch@novusdev.com

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- Landmark Class-A mixed-use building located in the heart of the Old Webster Business District.
- 20 Allen Avenue, Suite 160 - 1,057 SF. Open layout, suitable for a variety of uses.
- On-Site Property Management
- Historic area with creative boutique shops situated among a variety of restaurants and coffee houses - Straub's Market, Olive + Oak / Perennial, The Block, Madrina, Parkmoor, Telva Coffee, 23-West, Panera, The Method Aesthetics + Wellness, etc.
- Situated one mile north of I-44 and 2.5 miles south of I-64
- Webster Groves has one of the highest average household incomes in the St. Louis metro area (>$160,000)



TRADE AREA DEMOGRAPHICS

1-Mile	3-Mile	5-Mile
11,677 Population	97,033 Population	264,408 Population
$121,711 Median Income	$89,110 Median Income	$85,580 Median Income
4,279 Households	42,725 Households	117,373 Households

Michael Koch
(314) 281-1502
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Shoppes at Old Webster

Retail Strip



First Floor of Office Building



N
W E
S

Allen Avenue

PNC BANK

Lockwood Avenue

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Other Shops On Site






Men

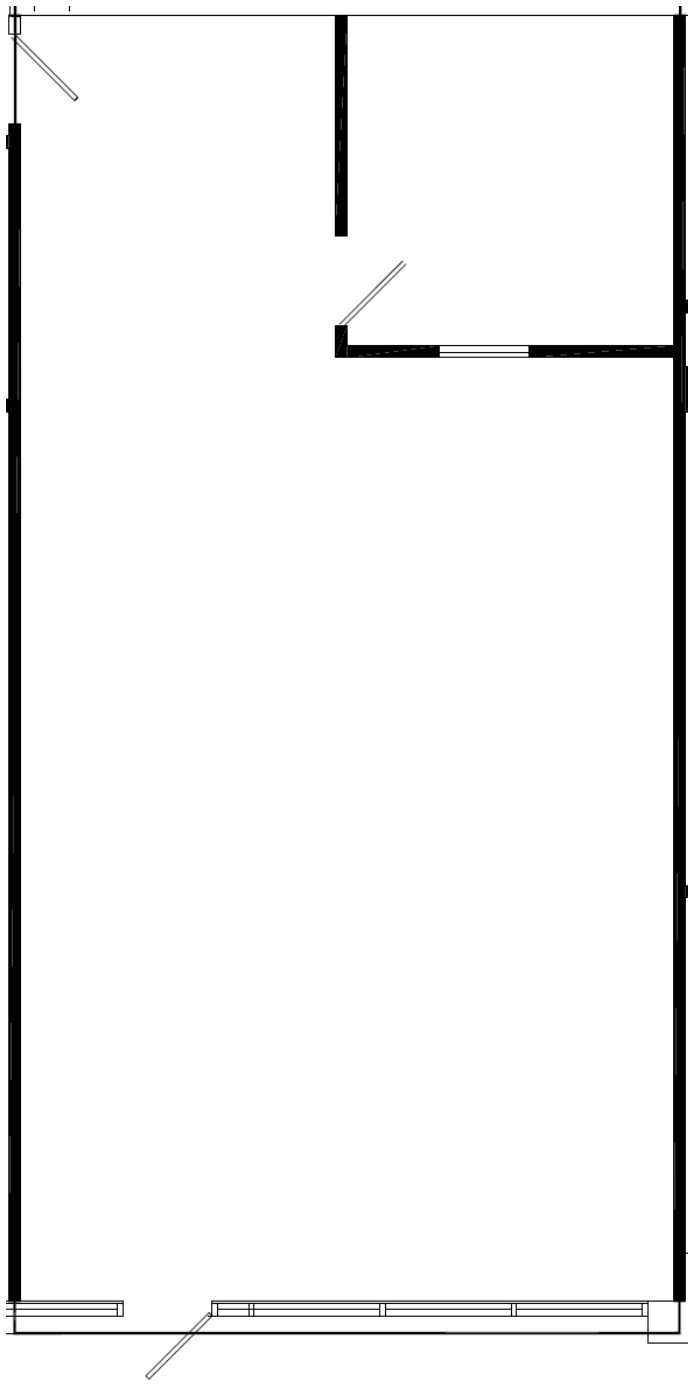





YOUR NAME HERE
1,057 SF
500

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Dimensions are approx. 22’ x 44’