

FOR LEASE | Turn-Key Restaurant Space



20 ALLEN AVENUE, SUITE 120, WEBSTER GROVES, MO 63119



SUITE 120 | 3,149 SF

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20 Allen Avenue, Suite 120, Webster Groves, MO 63119

- ❖ Landmark Class-A mixed-use office/retail building in the heart of the Old Webster Business District.
- ❖ Suite 120: 3,149 SF
- ❖ Current Space of *DD Mau Vietnamese Eatery*
- ❖ On-Site Property Management
- ❖ Covered Parking (on a limited basis)
- ❖ Located among several upscale shops and restaurants - Straub's Market, Olive + Oak / Perennial, The Block, Madrina, Robust Wine Bar, 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

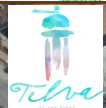
1-Mile	3-Mile	5-Mile
11,677	97,033	264,408
Population	Population	Population
\$121,711	\$89,110	\$85,580
Median Income	Median Income	Median Income
4,279	42,725	117,373
Households	Households	Households



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FOR LEASE | OFFICE SPACE AVAILABLE

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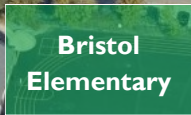
3,149 SF
Available



N. Gore Avenue

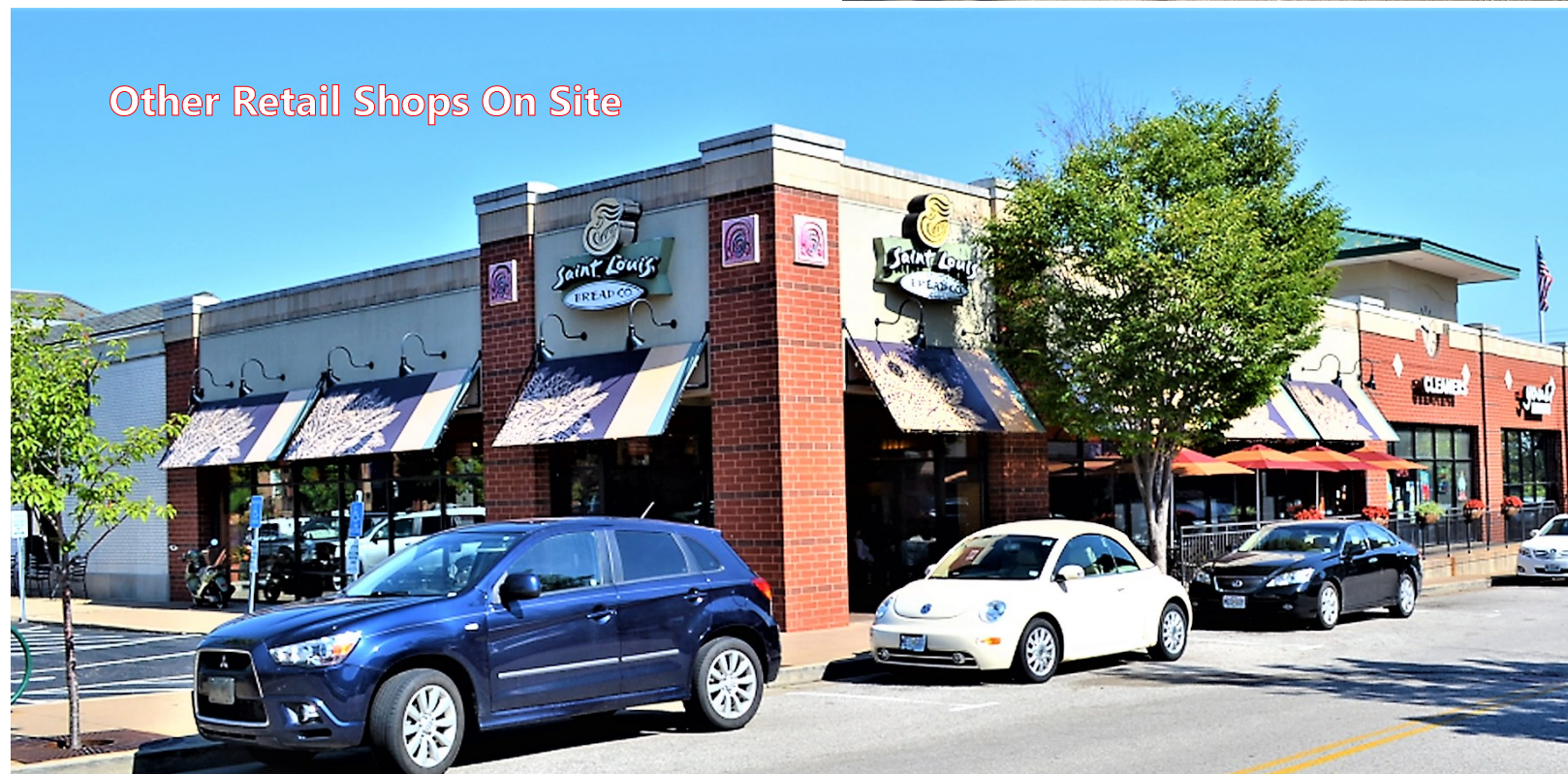
W. Lockwood Avenue

MADRINA

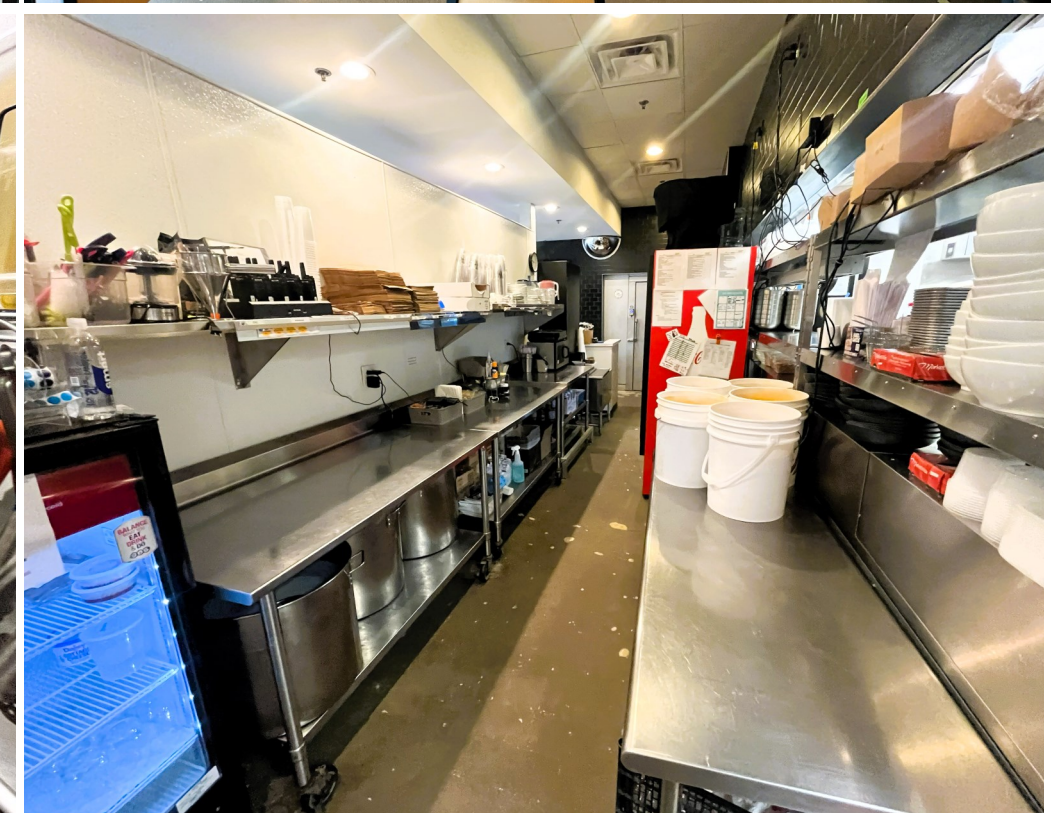
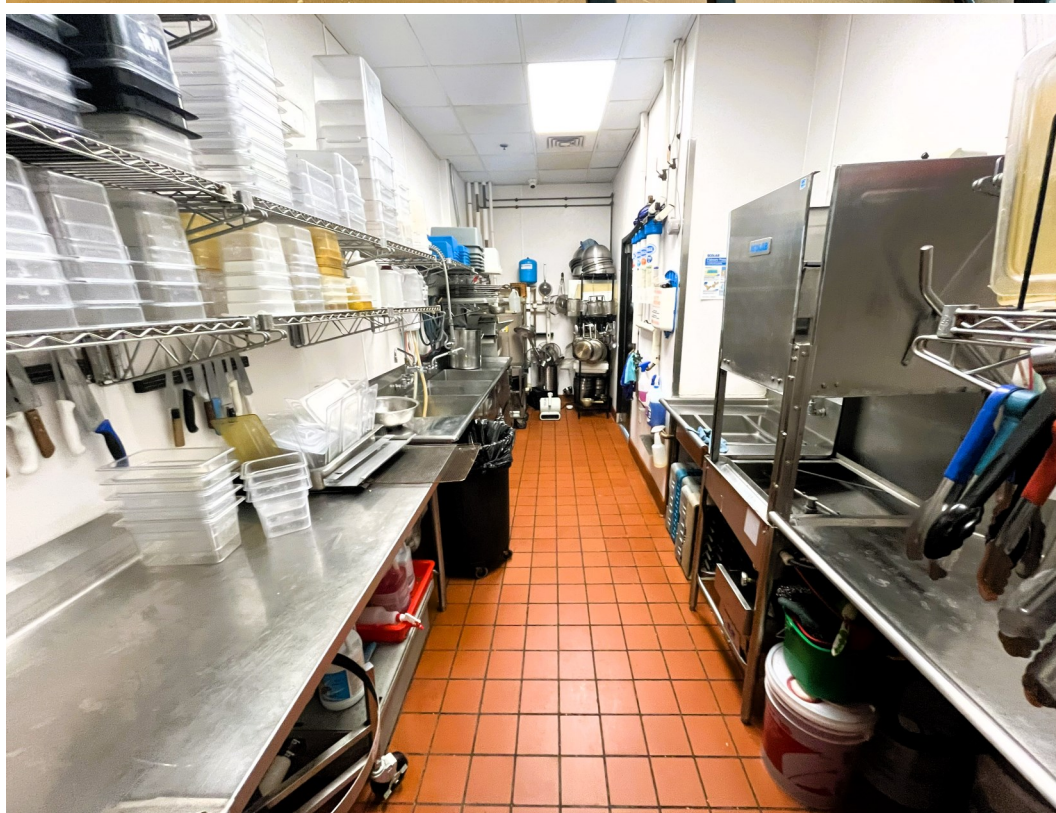




Outdoor Patio



Other Retail Shops On Site



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