



**ARCH LOFTS ON
LACLEDE'S LANDING**

SCAN HERE!



CALEB ANTHONIS

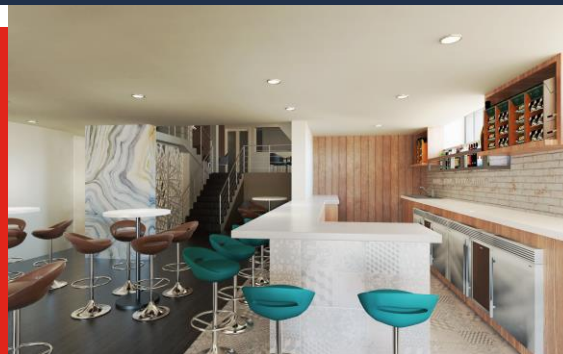
Phone: 314.647.6611 ext. 126

Caleb@ManorRealEstate.com

**212 MORGAN STREET
ST. LOUIS, MO 63102**

6,120 S.F. | CONTACT BROKER FOR PRICING

CONCEPTUAL RENDERINGS OF REDEVELOPMENT



- **6,120 ± S.F. OF BUILD TO SUIT GROUND-LEVEL RETAIL**
- **LOCATED ON THE HISTORIC LACLEDE'S LANDING RIVERFRONT DISTRICT**
- **BUILD TO SUIT GROUND-LEVEL RETAIL WITH A PATIO AND LUXURY LOFT-STYLE APARTMENTS UNDER REDEVELOPMENT ON THE 2ND AND 3RD FLOORS**
- **ADJACENT TO THE ST. LOUIS ARCH GROUNDS AND 2 BLOCKS FROM HORSESHOE ST. LOUIS (FORMERLY LUMIERE CASINO)**
- **FORMERLY HOME TO THE MORGAN STREET BREWERY**
- **BUILDING SIGNAGE AVAILABLE ALONG NORTH 2ND STREET AND MORGAN STREET**
- **SEVERAL LARGE MULTI-FAMILY REDEVELOPMENTS ARE PLANNED FOR THE IMMEDIATE AREA**

DEMOGRAPHICS

**1
MILE**

**3
MILES**

**5
MILES**

POPULATION



10,430

68,059

205,618

HOUSEHOLDS



5,583

30,160

89,631

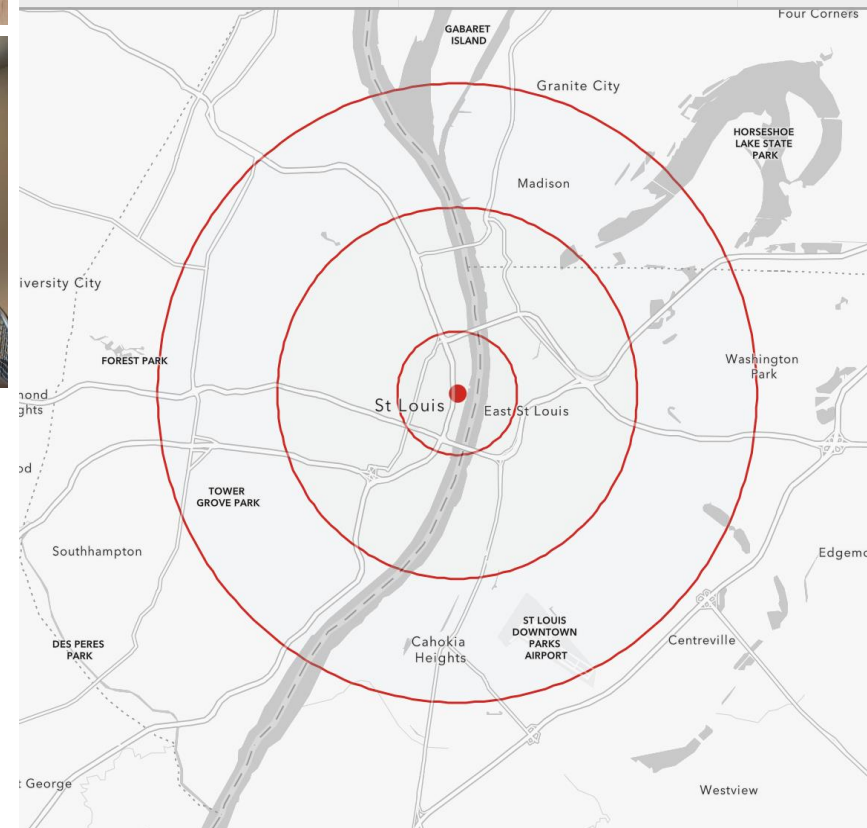
AVERAGE HH INCOME



\$75,723

\$59,298

\$60,336



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SITE PLAN

101 MEZZANINE

BASEMENT

SUITE 101

SUITE 102

SUITE 103

MORGAN STREET

LUMIERE PL. BLVD

ARCH LOFTS

SUITE	S.F.	STATUS
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212 MORGAN STREET

101	1,800	AVAILABLE
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101 — MEZZANINE	1,100	AVAILABLE
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102	2,400	AVAILABLE
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718 LUMIERE PLACE BOULEVARD

103	1,400	AVAILABLE
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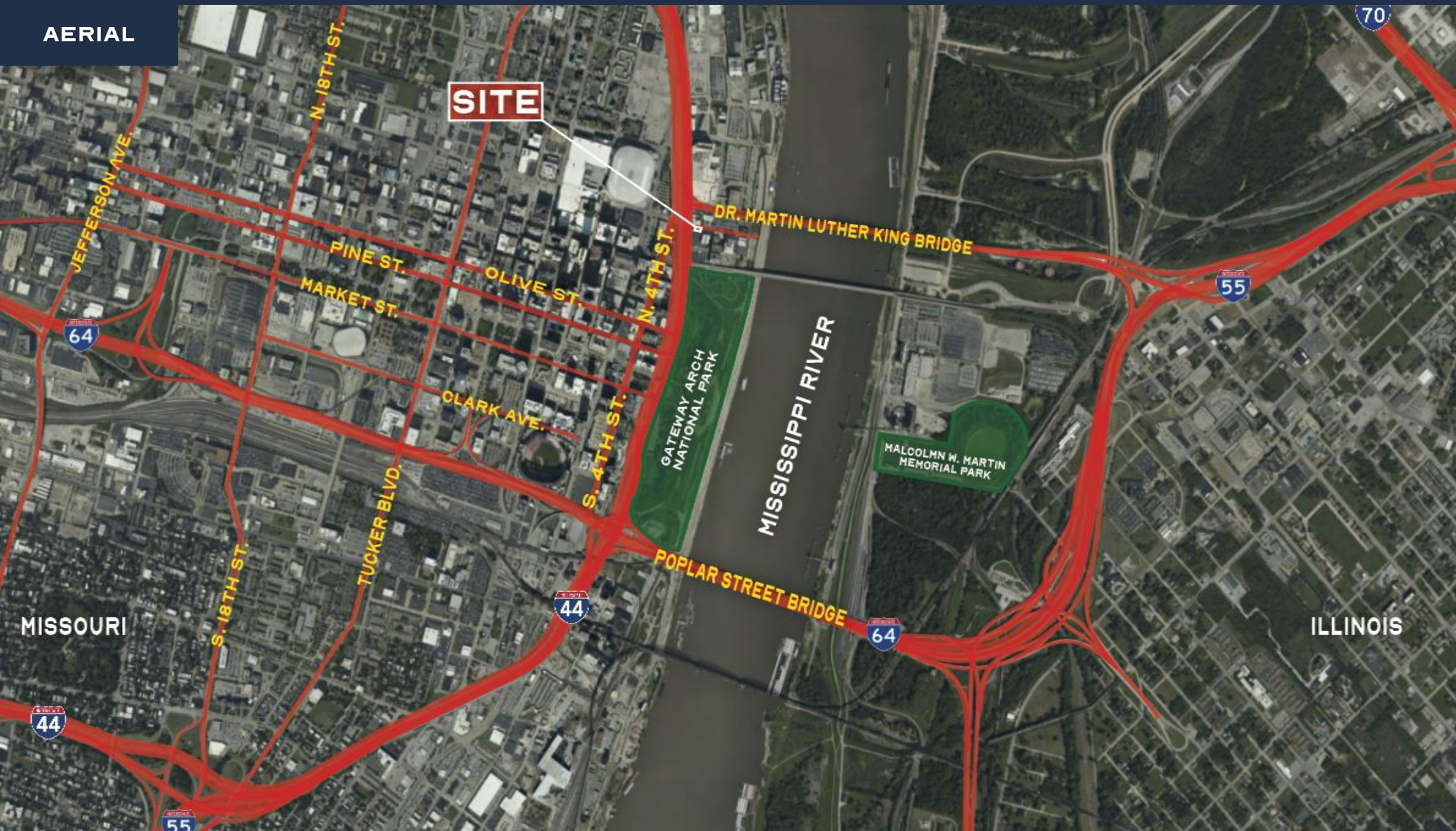
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