

**UNION CLUB –
LAFAYETTE SQUARE
FIRST FLOOR RETAIL**



SCAN HERE!

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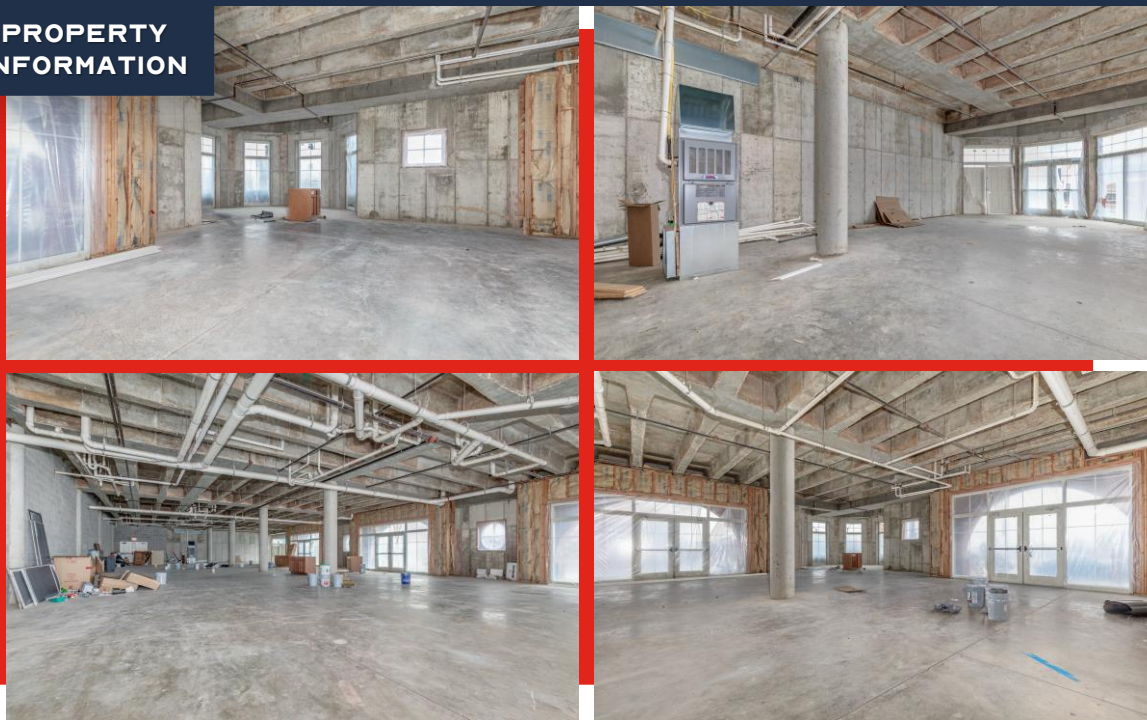
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**1700 SOUTH JEFFERSON AVENUE
ST. LOUIS, MO 63104
5,170 S.F. | \$6.00/S.F. N.N.N.**



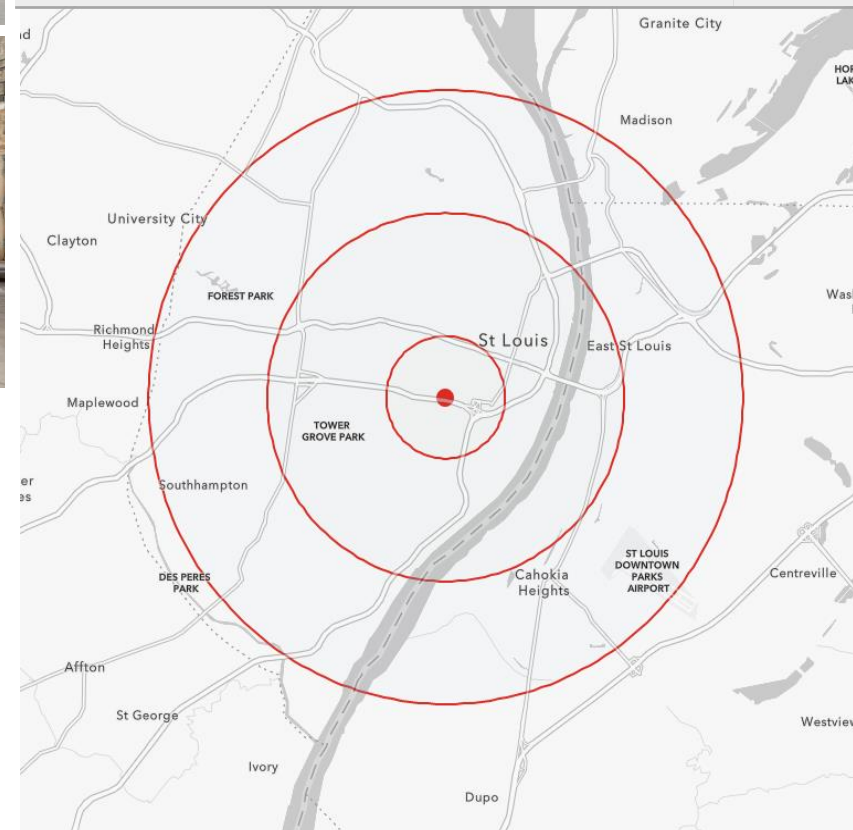
PROPERTY INFORMATION



- FIRST FLOOR RETAIL LOCATED AT THE INTERSECTION OF SOUTH JEFFERSON AND HWY 44 IN THE LAFAYETTE SQUARE NEIGHBORHOOD
- CENTRALLY LOCATED WITH EASY HIGHWAY ACCESS
- FLOOR TO CEILING WINDOWS
- POTENTIAL TENANT IMPROVEMENT ALLOWANCE AVAILABLE FOR QUALIFIED TENANTS
- EXCELLENT VISIBILITY FROM S. JEFFERSON WITH OVER 24,000 VEHICLES PER DAY
- ALL 39 APARTMENT UNITS CURRENTLY OCCUPIED

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		19,667	128,581	281,902
HOUSEHOLDS		10,011	63,864	136,814
AVERAGE HH INCOME		\$91,978	\$76,125	\$75,404



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