MANOR REAL ESTATE

FOR LEASE

# TAYLOR OLIVE BUILDING CWE RETAIL FOR LEASE




SCAN HERE!

**Caleb Anthonis**
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**503-505 N. TAYLOR AVENUE**
**& 4507-4509 OLIVE STREET**
**ST. LOUIS, MO 63108**

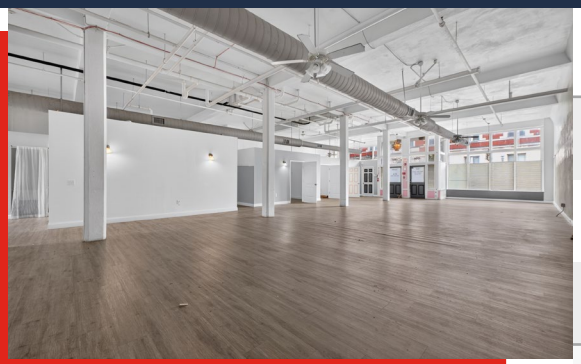
**2 SPACES AVAILABLE | APPROX. 2,750 S.F. EACH | $15.00/S.F. M.G.**

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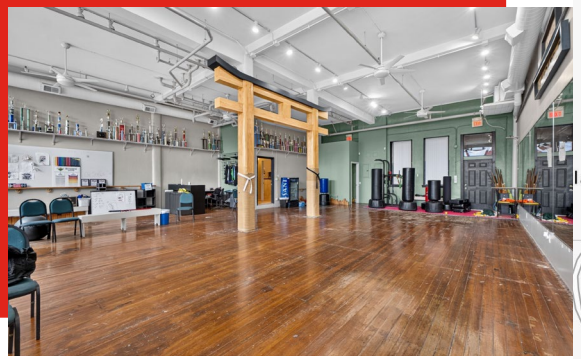
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## PROPERTY INFORMATION

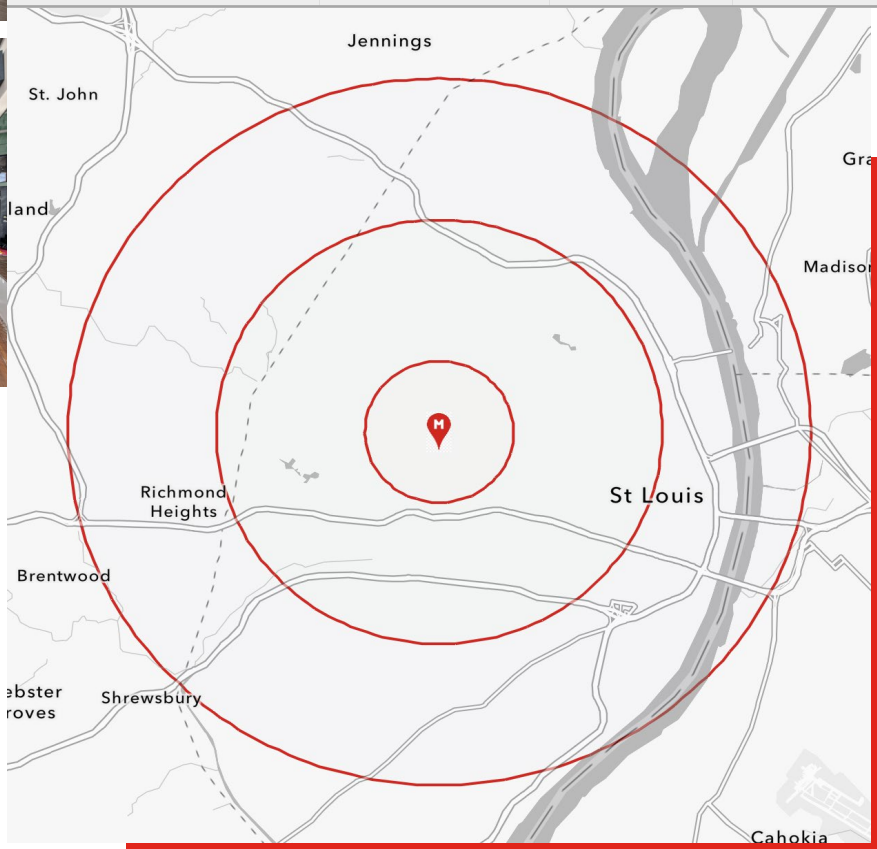








| DEMOGRAPHICS | | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|---|
| POPULATION | | 22,609 | 130,188 | 338,594 |
| HOUSEHOLDS | | 13,171 | 63,973 | 162,296 |
| AVERAGE HH INCOME | | $101,001 | $84,735 | $90,751 |




- TWO AVAILABLE SPACES IN THE HISTORIC TAYLOR OLIVE BUILDING AT TAYLOR AND OLIVE IN THE CENTRAL WEST END
- 503-505 N. TAYLOR: FORMER MARTIAL ARTS GYM WITH FINISHED BASEMENT FOR OFFICE/ADMIN SPACE (NOT IN RSF); SOME EQUIPMENT AVAILABLE
- 4507-4509 OLIVE: TWO ADA RESTROOMS AND A KITCHENETTE
- APPROX. 2,750 SF EACH, IDEAL FOR FITNESS/STUDIO, SMALL RETAIL OR OFFICE
- BOTH SPACES $15.00/SF M.G.

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| SUITE | ADDRESS | SIZE | RATE | HIGHLIGHTS |
|---|---|---|---|---|
| 503-505 | 503-505 N. TAYLOR AVE. | APPROX. 2,750 S.F. | $15.00/SF M.G. | FORMER MARTIAL ARTS GYM; FINISHED BASEMENT FOR OFFICE/ADMIN (NOT IN RSF); SOME EQUIPMENT AVAILABLE |
| 4507-4509 | 4507-4509 OLIVE ST. | APPROX. 2,750 S.F. | $15.00/SF M.G. | 2 ADA RESTROOMS; KITCHENETTE |

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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.