

TURNKEY CAFE/RESTAURANT OPPORTUNITY — 3137 OLIVE



SCAN HERE!



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Ben Cherry, CCIM

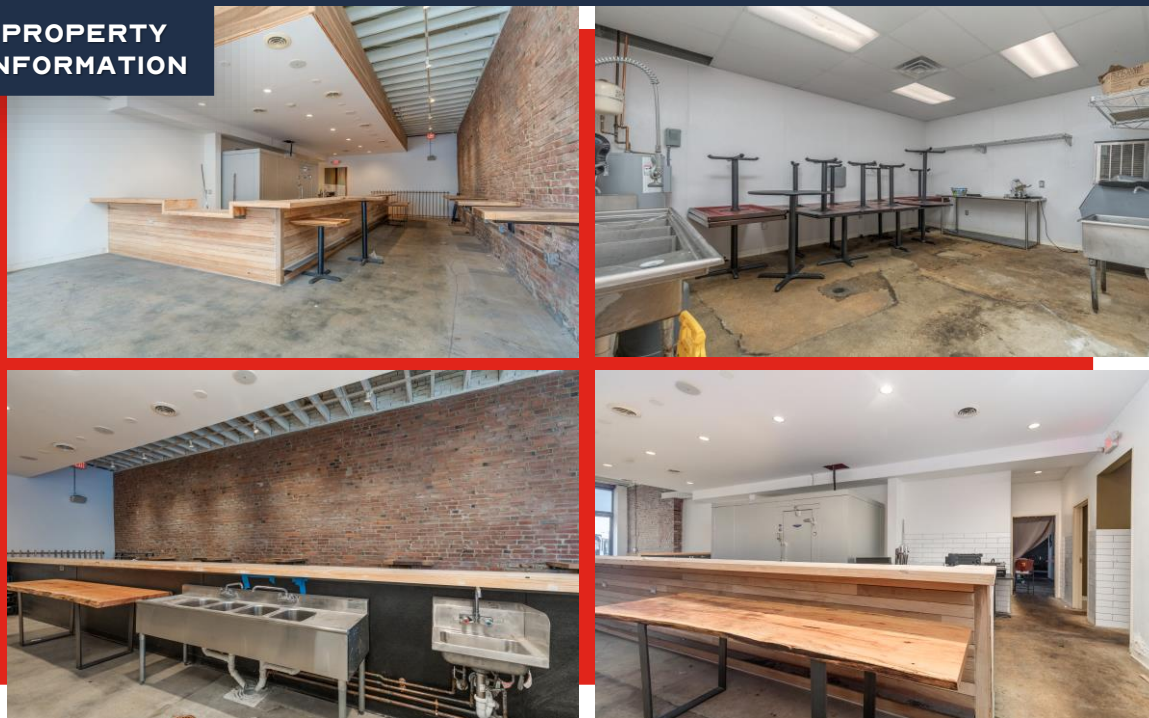
Phone: 314.647.6611 ext. 115
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3137 OLIVE STREET

ST. LOUIS, MO 63103

1,350 S.F. | \$18.00/S.F. N.N.N.

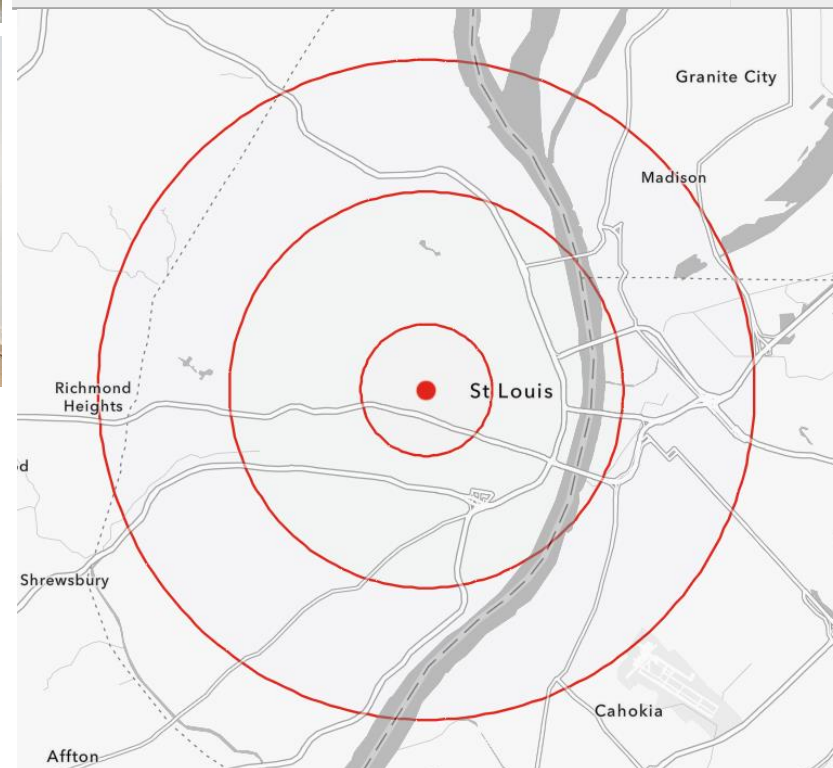
PROPERTY INFORMATION



- 1,350 SF EASTERN BAY AVAILABLE, IDEAL FOR RESTAURANT, CAFE, OR RETAIL USE
- LOCATED IN MIDTOWN ST. LOUIS ALONG OLIVE STREET WITH EXCELLENT VISIBILITY AND FOOT TRAFFIC
- NEIGHBORS INCLUDE SLU, AND CITY FOUNDRY STL DRIVING STRONG CUSTOMER DEMAND
- FULLY RENOVATED IN 2016 WITH ADA COMPLIANCE AND MODERN UTILITY UPGRADES
- FULLY BUILT-OUT CAFE/COFFEE BAR SPACE WITH POTENTIAL ACCESS TO SHARED COMMERCIAL KITCHEN FACILITIES.
- OPPORTUNITY TO ADD REAR PATIO FOR EXPANDED DINING OR CAFE SEATING

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		12,840	122,173	263,441
HOUSEHOLDS		5,167	64,263	132,026
AVERAGE HH INCOME		\$50,158	\$94,424	\$88,569



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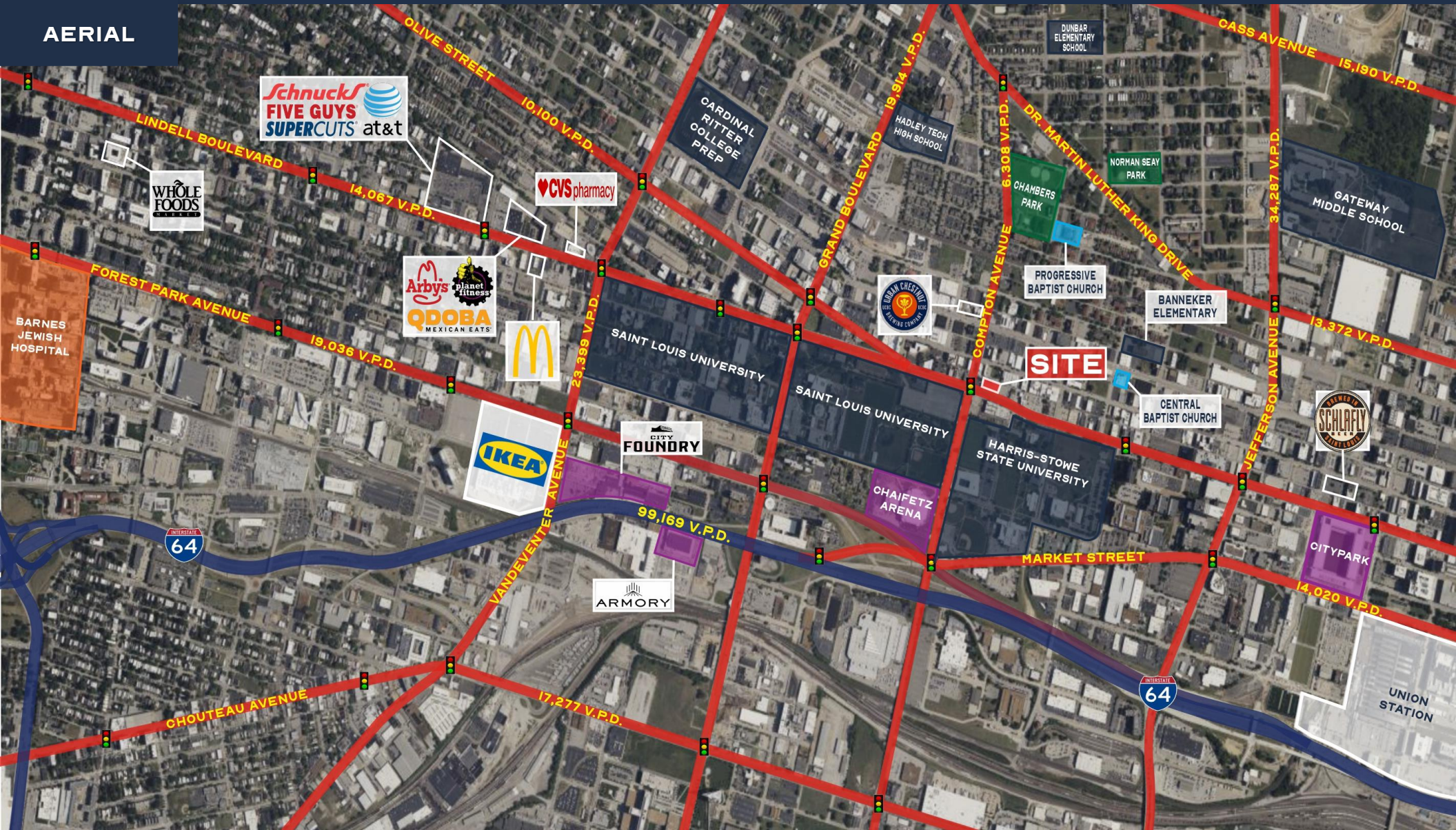
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AERIAL



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