MANOR REAL ESTATE

FOR LEASE



THE HUDSON RETAIL

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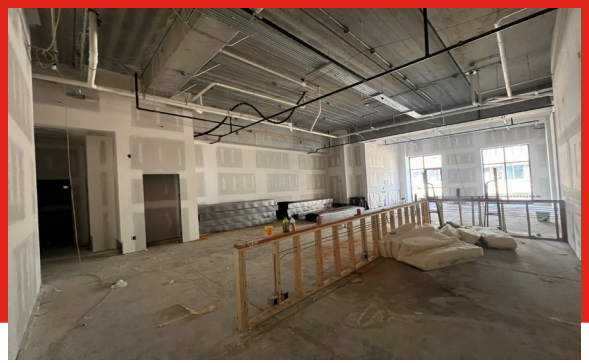
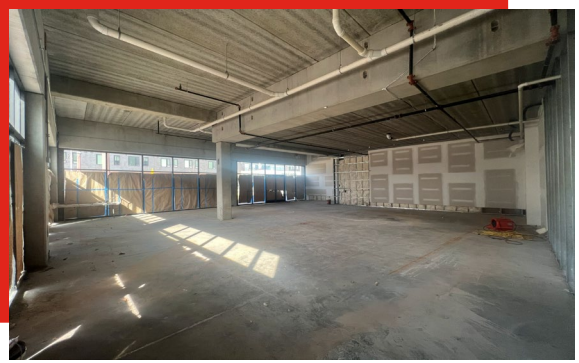
5655 PERSHING AVENUE
ST. LOUIS, MO 63112
4,500 S.F. | $20.00/S.F. N.N.N.

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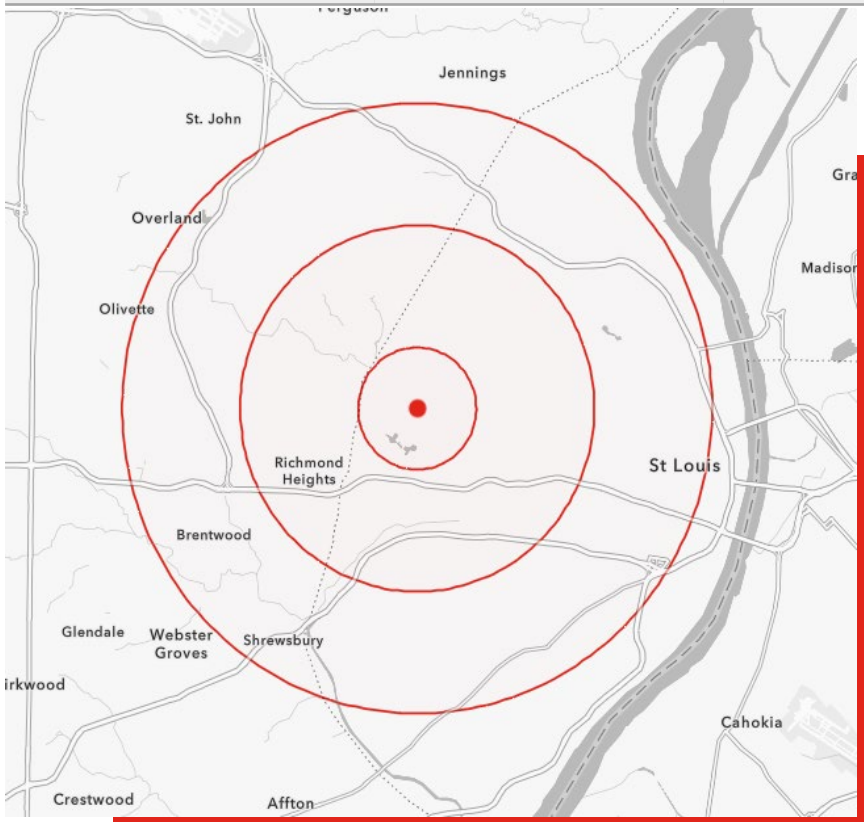
PROPERTY INFORMATION



- 4,500 S.F. OF PRIME GROUND-FLOOR RETAIL SPACE
- 154 LUXURY APARTMENT UNITS @ THE HUDSON
- PRIME FRONTAGE AT THE SIGNALIZED INTERSECTION OF DEBALIVIERE AND PERSHING
- IMMEDIATE PROXIMITY TO FOREST PARK, WASHINGTON UNIVERSITY AND THE CWE
- FLEXIBILITY TO BUILD OUT THE SPACE TO YOUR NEEDS
- THE HUDSON IS NOW AT 90%+ RESIDENTIAL OCCUPANCY

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		14,117	135,086	345,195
HOUSEHOLDS		7,837	66,280	168,393
AVERAGE HH INCOME		$101,223	$115,306	$107,209



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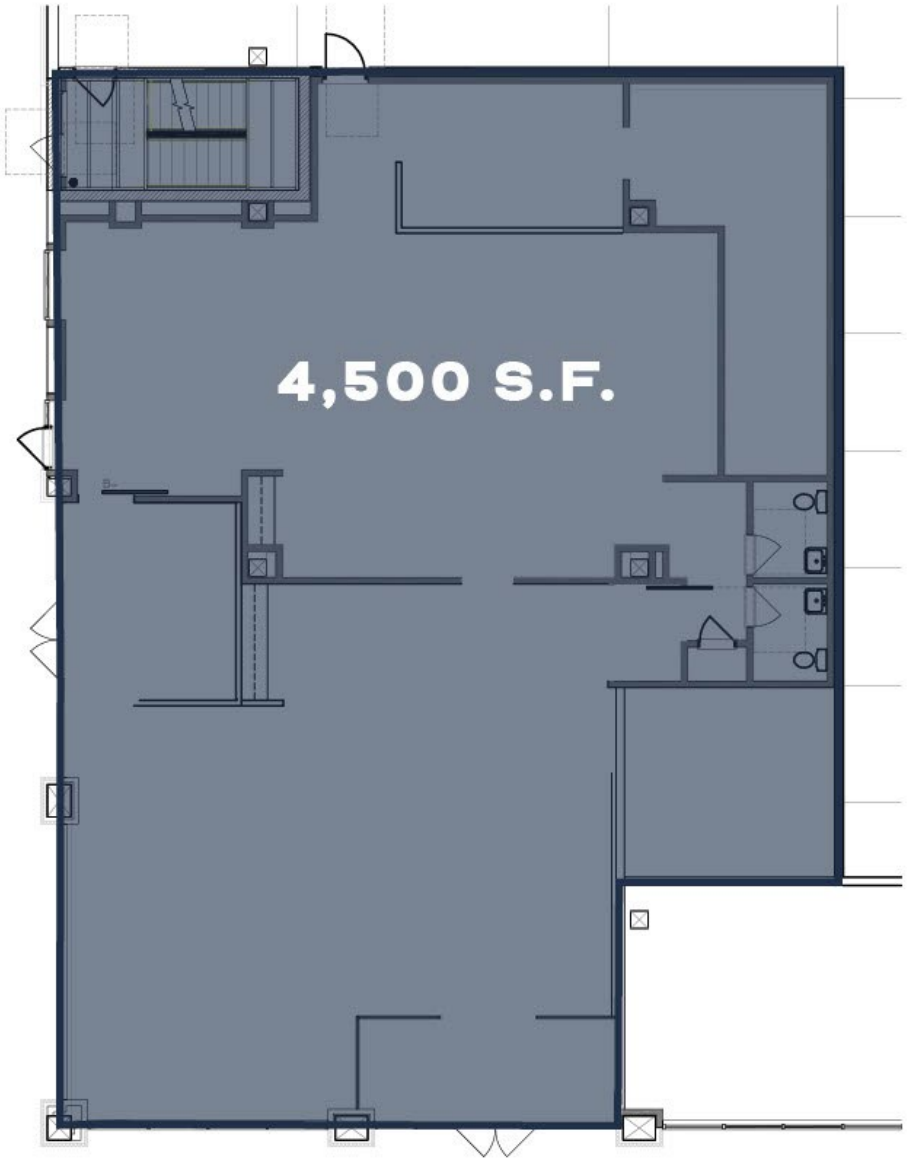
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FLOORPLAN



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AERIAL



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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.