

RETAIL PROPERTY FOR LEASE

4330 S Broadway

4330 S BROADWAY, SAINT LOUIS, MO 63111



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& associates



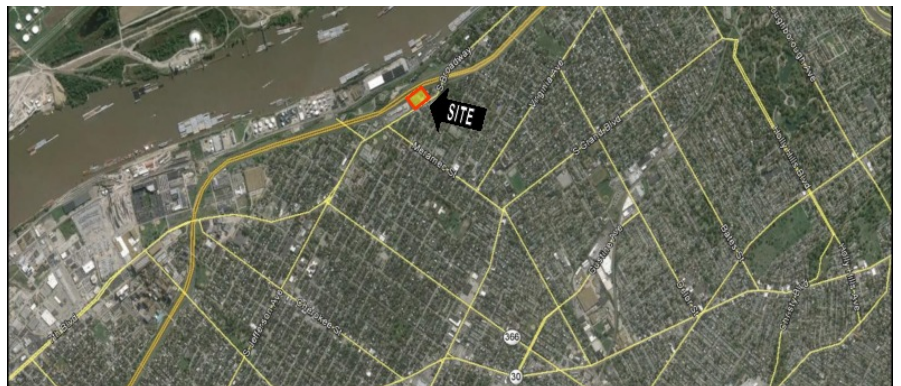
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	12,000 SF
Lease Rate:	\$12.00 SF/yr (NN)
Lot Size:	1.24 Acres
Year Built:	1968
Building Size:	12,000
Zoning:	8COMCL
Municipality:	Saint Louis City
Submarket:	Downtown Saint Louis
Traffic Count:	91,460



PROPERTY OVERVIEW

This subject property consists of a 12,000 SF space located directly at the Broadway exit on I-55 in the City of St. Louis. This location offers excellent visibility and signage from both I-55 and S Broadway. The popular Chariton Square shopping center is positioned just north of this property on a connecting lot, offering great accessibility to shoppers. There is abundant parking available as well as easy ingress and egress via S. Broadway. Neighboring businesses include: Family Dollar, Simply Fashions, and H&R Block.

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PROPERTY DETAILS

LEASE RATE

\$12.00 SF/YR

LOCATION INFORMATION

Building Name	4330 S Broadway
Street Address	4330 S Broadway
City, State, Zip	Saint Louis, MO 63111
County/Township	Saint Louis/District 9
Municipality	Saint Louis City
Submarket	Downtown Saint Louis
Cross Streets	S Broadway and Osceola Street
Road Type	Paved
Nearest Highway	I-55
Nearest Airport	Lambert International Airport

BUILDING INFORMATION

Building Size	12,000 SF
Tenancy	Multiple
Number Of Floors	1
Year Built	1968
Gross Leasable Area	12,000 SF
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	8COMCL
Lot Size	1.24 Acres
APN#	26630001600
Corner Property	no
Traffic Count	91,460
Traffic Count Street	I-55

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number Of Spaces	103

OPERATING EXPENSES

CAM	\$1.60
Taxes	\$0.76
Insurance	\$0.30
Total	\$2.66

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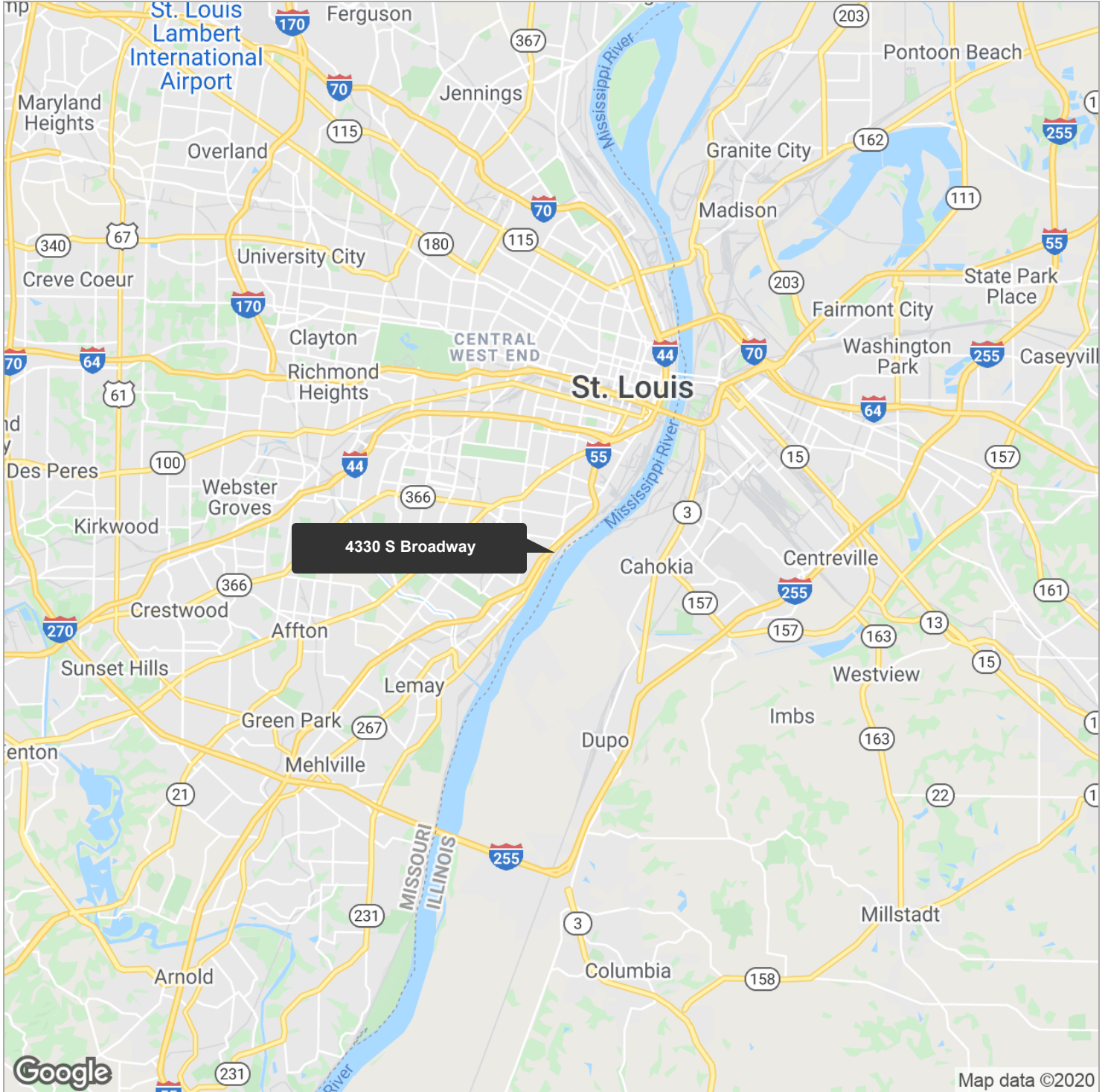
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REGIONAL MAP



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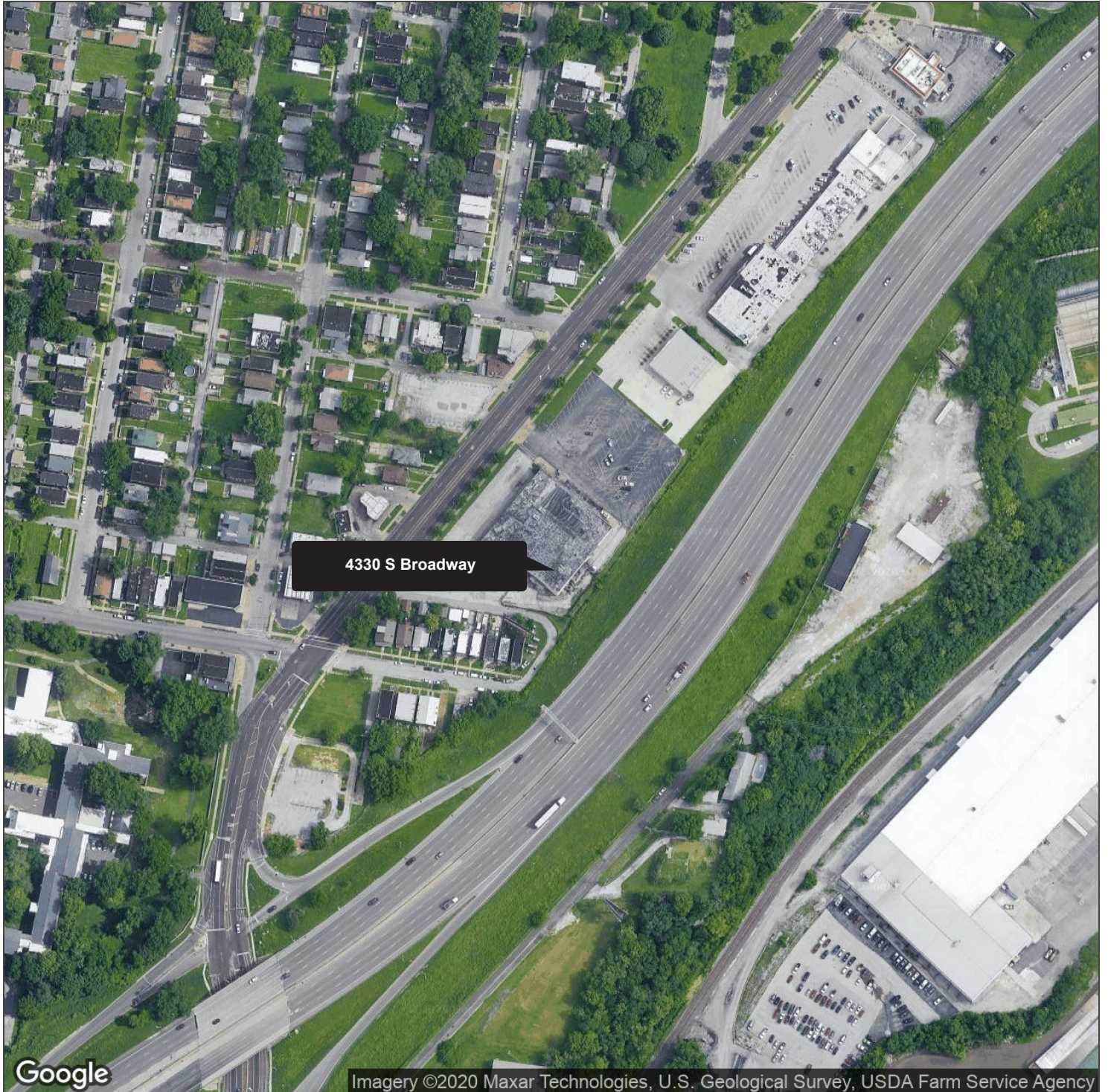
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AERIAL MAP



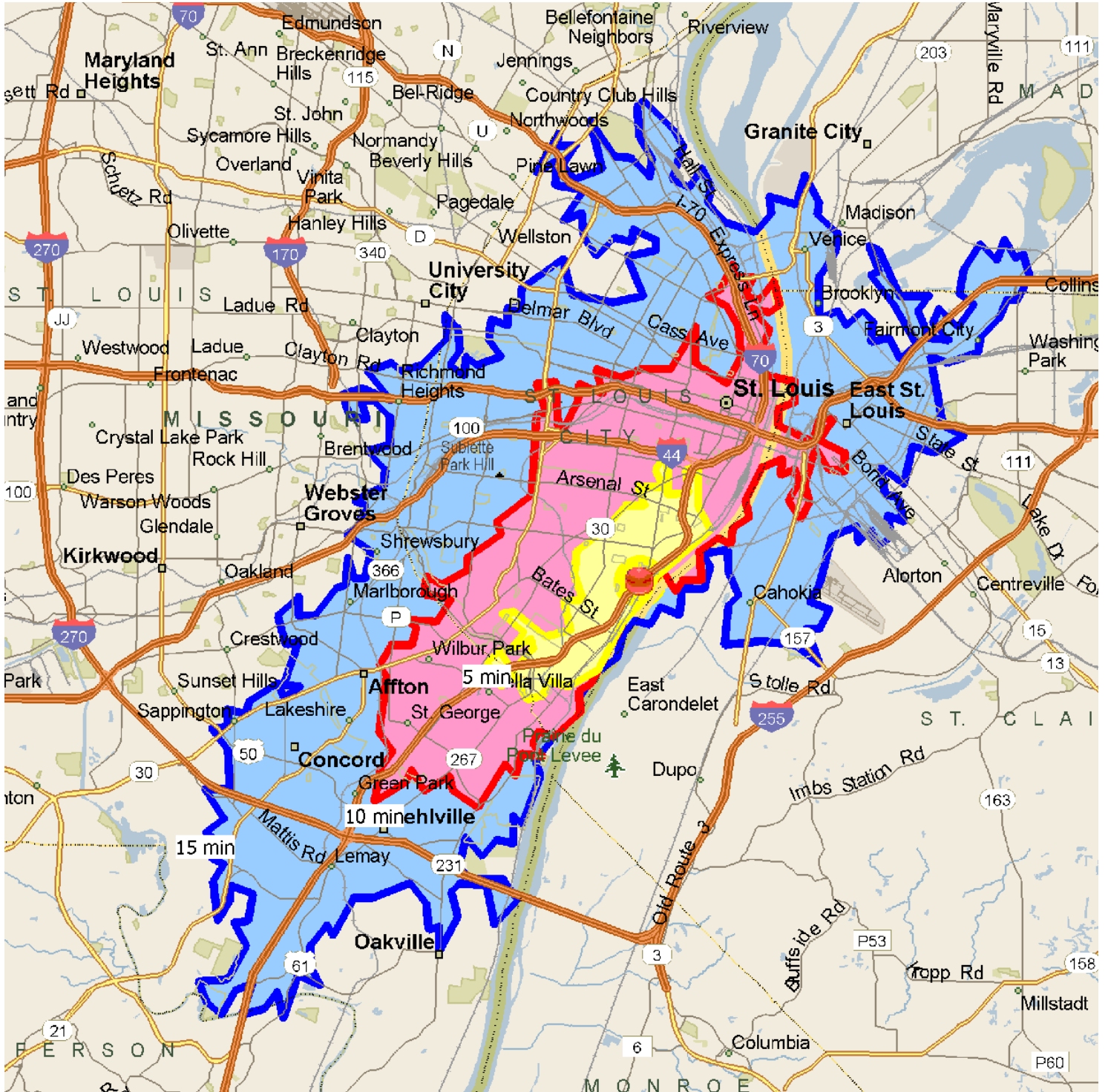
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DRIVE TIME MAP - 5, 10, 15 MINUTES



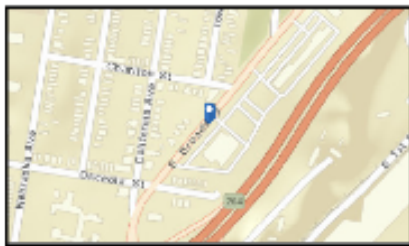
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TRAFFIC COUNT MAP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 8,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q2 2019).

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DEMOGRAPHIC OVERVIEW - 25 MILES

KEY FACTS

173,566

Population



Average Household Size

37.8

Median Age

\$65,784

Median Household Income

EDUCATION

9%

No High School Diploma



36%

High School Graduate



32%

Some College



24%

Bachelor's/Grad/Prof Degree

BUSINESS



4,761

Total Businesses



54,903

Total Employees

EMPLOYMENT



58%

White Collar



28%

Blue Collar



14%

Services



Unemployment Rate

INCOME



\$65,784

Median Household Income



\$30,662

Per Capita Income



\$160,663

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.2%)

The smallest group: \$200,000+ (4.4%)

Indicator	Value	Difference	
<\$15,000	7.2%	-6.7%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$15,000 - \$24,999	7.6%	-1.2%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$25,000 - \$34,999	8.0%	+0.1%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$35,000 - \$49,999	12.8%	0	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$50,000 - \$74,999	20.2%	-3.5%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$75,000 - \$99,999	16.8%	+3.7%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$100,000 - \$149,999	17.0%	+2.2%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$150,000 - \$199,999	6.1%	+3.7%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>
\$200,000+	4.4%	+1.9%	<div style="width: 100%; height: 10px; background-color: #28a745;"></div>

Bars show deviation from Calhoun County

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