

**Near Busch Stadium!**



## 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

13,953 | 84,034 | 218,630



### Daytime Population

49,934 | 129,399 | 234,654



### Median Household Income

\$69,148 | \$57,725 | \$52,692

## MIXED-USE FOR LEASE

1014 Spruce Street | St. Louis, Missouri 63102

2,822 SF | Lease Rate: \$25.00/SF

### PROPERTY DETAILS

Mixed-use development - Five stories of  
residential above grade level retail

Part of the vibrant Busch Stadium retail/entertainment node

Located at an exit off I-64

High-end apartments

Strong street presence

**Mike Swearngin**

314.785.7635

[mswearngin@paceproperties.com](mailto:mswearngin@paceproperties.com)

**John Shuff**

314.785.7630

[jshuff@paceproperties.com](mailto:jshuff@paceproperties.com)

[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



# Trade Area Aerial





# Site Plan



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