

2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

14,368 | 134,517 | 289,702



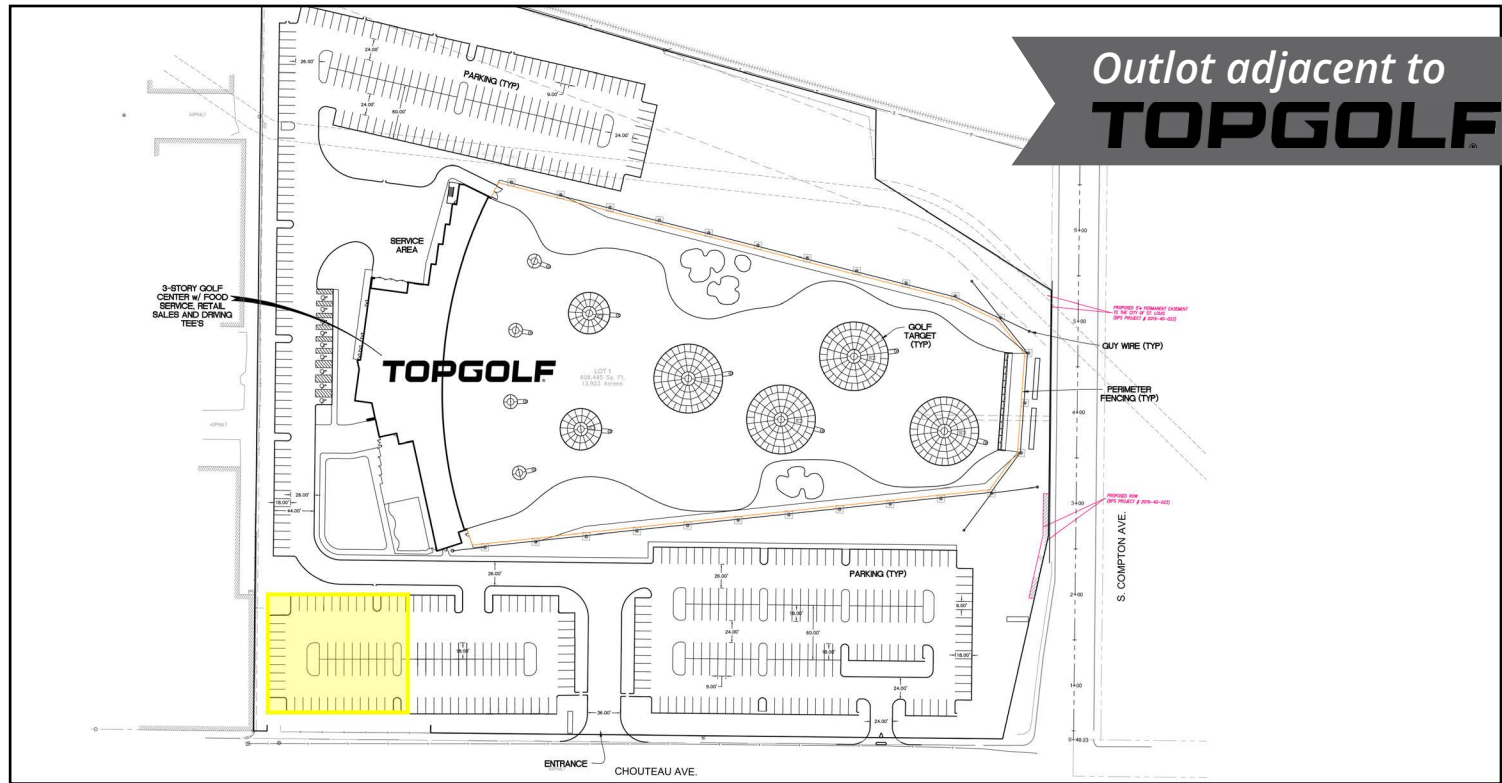
Daytime Population

25,805 | 171,444 | 278,761



Median Household Income

\$50,269 | \$58,047 | \$57,598



GROUND LEASE AVAILABLE

3325 Chouteau Avenue | St. Louis, Missouri 63103

Up to 1.0 acre +/- | Call for Details

PROPERTY DETAILS

Outlot opportunity adjacent to new Midtown Topgolf

Close proximity to Saint Louis University campus

Next to new Target

Grand Boulevard - 18,272 VPD

Chouteau Avenue - 6,604 VPD

Connor Wiemann

314.785.7627

cwiemann@paceproperties.com

Patrick Willett

314.785.7631

pwillett@paceproperties.com

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.

UPDATED 04/29/2024

GREENWAY LEGEND
 --- EXISTING
 --- FUTURE

EUCLID RETAIL CORRIDOR

AC HOTELS, Hyatt, Sheraton, Pure Barre, Starbucks, TACO BELL, VINO, Lasercut, etc.

FOREST PARK
 13 million annual visitors
 Voted #1 City Park in the USA by the readers of USA Today
 Saint Louis Zoo, The Muny, Missouri History Museum

CORTEX INNOVATION DISTRICT
 415 companies | 5,800+ employees
 1.95M SF | 5675M
 Microsoft, Square, Uber, DuPont, CET, BioGenerator, Orion, etc.

GRAND CENTER ARTS DISTRICT
 3.2M annual visitors | 2.2M unique visitors
 60+ arts & cultural institutions
 FOX THEATER, SHELTON, SUN THEATRE, etc.

Other Callouts:
 National Geospatial Intelligence Agency (NGA)
 \$175M western headquarters under construction
 700,000 SF office building on 97 acres expected to employ 3,150
 CITYPARK 22,500 capacity *new MLS team
 Harris-Stowe State University 1,098 students 168 employees
 Saint Louis University 15,204 students 5,929 employees
 Saint Louis University Hospital, Cardinal Glennon Hospital, etc.

PACE PROPERTIES
 CENTRAL WEST END | MIDTOWN, MISSOURI