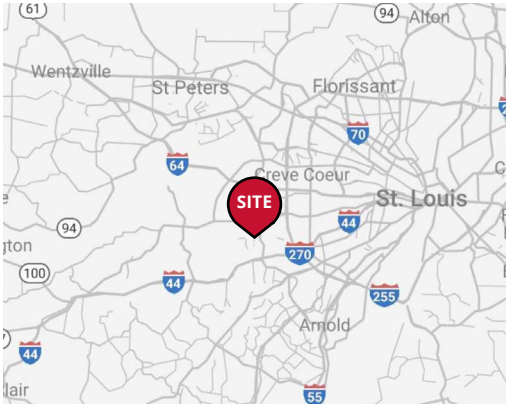


Great patio space!



**2024 DEMOGRAPHICS**

1 Mile | 3 Miles | 5 Miles



**Population**

22,702 | 144,539 | 331,126



**Daytime Population**

28,061 | 139,138 | 328,660



**Median Household Income**

\$62,572 | \$62,181 | \$66,566

**RETAIL FOR LEASE**

4239 Duncan Avenue | St. Louis, Missouri 63108

4,238 SF | Lease Rate: Call for Details | Triple Nets: \$8.50/SF

**PROPERTY DETAILS**

Free-standing restaurant in heart of the Cortex Innovation District

Captive audience for over 20,000 employees within a 1-mile radius

All FF&E available

Approximately 1/2 mile from City Foundry and campus of St Louis University, and less than 1 mile from BJC (STL's largest employer)

**Ashley Krekovich**

314.785.7613

akrekovich@paceproperties.com

**Mike Sweargin**

314.785.7635

msweargin@paceproperties.com

**Carl Day, CCIM**

314.785.7624

cday@paceproperties.com

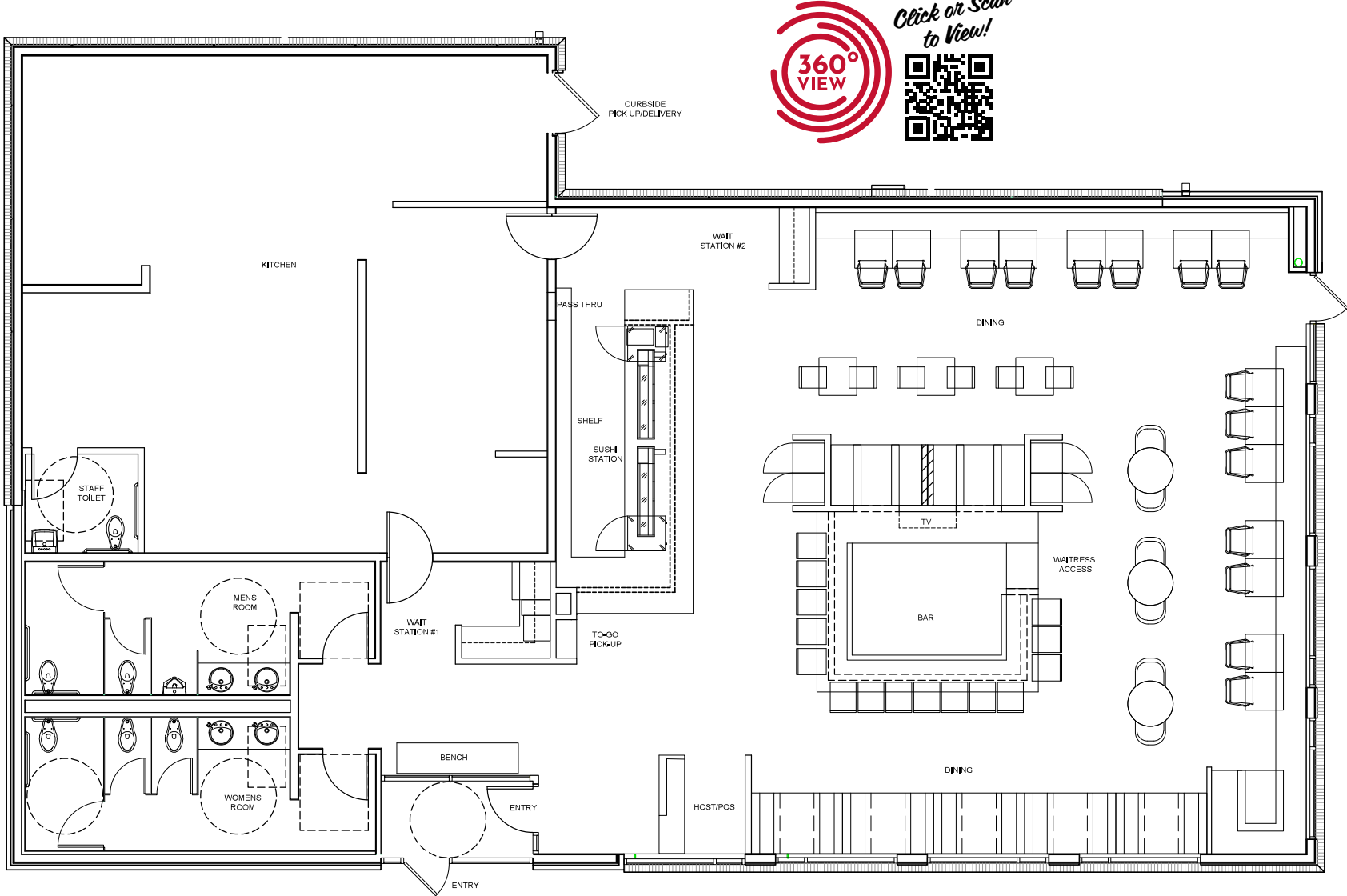
PACEPROPERTIES.COM | 314.968.9898

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.



# Space Plan



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.

