NEW CONSTRUCTION

MIXED-USE DEVELOPMENT

1,500 - 18,491 SF RETAIL FOR LEASE

PACE PROPERTIES



4900 - 4936 Lindell Boulevard | St. Louis, Missouri 63108

JOHN SHUFF
314.332.3230
jshuff@paceproperties.com

KATE GREWE MILFORD
314.265.1155
kgrewe@paceproperties.com





ABOUT THE CENTRAL WEST END

The Central West End is one of St. Louis's premier urban neighborhoods and a highly desirable destination for retail, dining, and entertainment. Anchored by a dense residential population, major employment centers, and the Washington University Medical Campus, the area benefits from strong daytime activity and consistent consumer traffic. Its walkable streets, historic character, and vibrant mix of national and local businesses make the Central West End a sought-after location for retailers and restaurateurs looking to serve one of St. Louis's most affluent and dynamic trade areas.



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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.

PROPERTY HIGHLIGHTS:

- Landmark corner at Lindell Boulevard & Euclid Avenue, in the heart of Central West End
- Premier mixed-use development featuring +/- 22,500 SF of ground floor retail, including 18,500 SF of contiguous space
- Dedicated on-site retail parking
- Anticipated delivery Q3/Q4 2028
- Located steps from Forest Park, the BJC / WashU Medical Campus, and among CWE's thriving retail, dining, and entertainment scene
- Lindell Boulevard - 5,201 VPD

TRAFFIC GENERATORS INCLUDE:

- BJC Medical Campus (largest employer in St. Louis)
- Washington University
- St. Louis University
- Forest Park
- Cortex Innovation District, plus several hundred new apartments

DEMOGRAPHICS THAT DELIVER

1-Mile | 3-Mile | 5-Mile

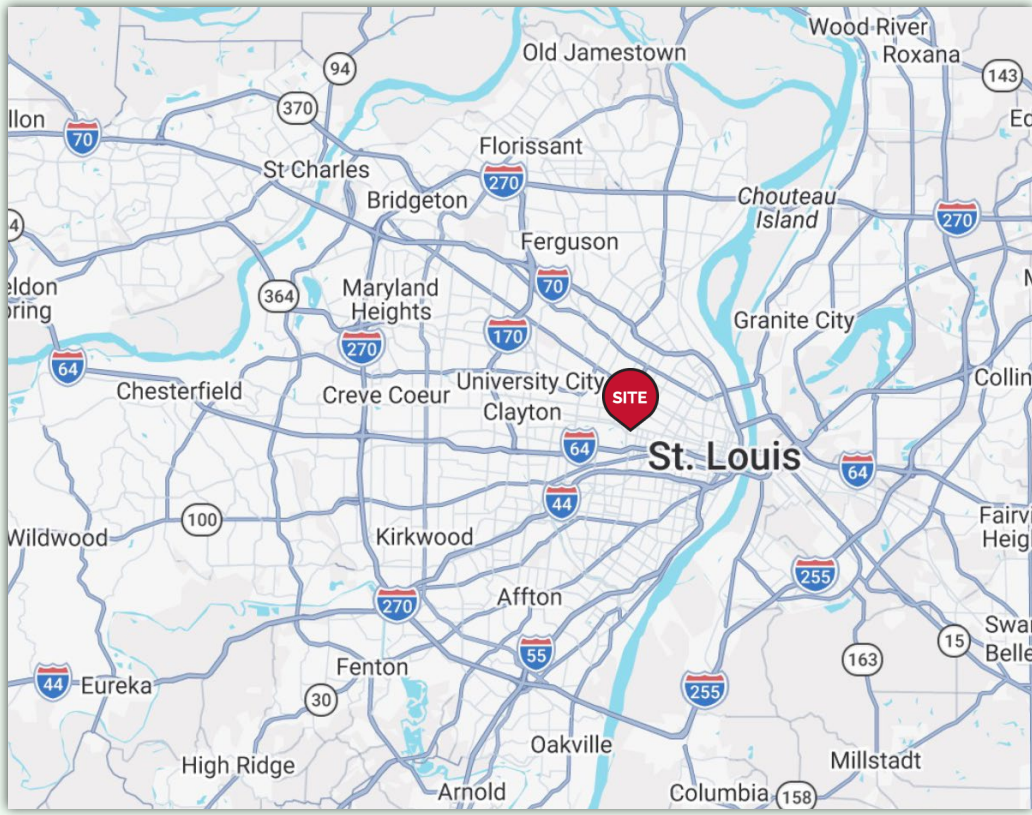
POPULATION
19,418 | 133,354 | 350,987

DAYTIME POPULATION
23,137 | 135,923 | 364,799

AVERAGE HH INCOME
$124,1031 | $103,305 | $103,599

SURROUNDING RETAILERS:

HermanMiller
FirstWatch
lululemon
KALDI'S COFFEE ROASTING CO.
POTBELLY SANDWICH SHOP
WHOLE FOODS MARKET
BONOBOS
PLNK
GLO30
SUITSUPPLY
SHAKE SHACK



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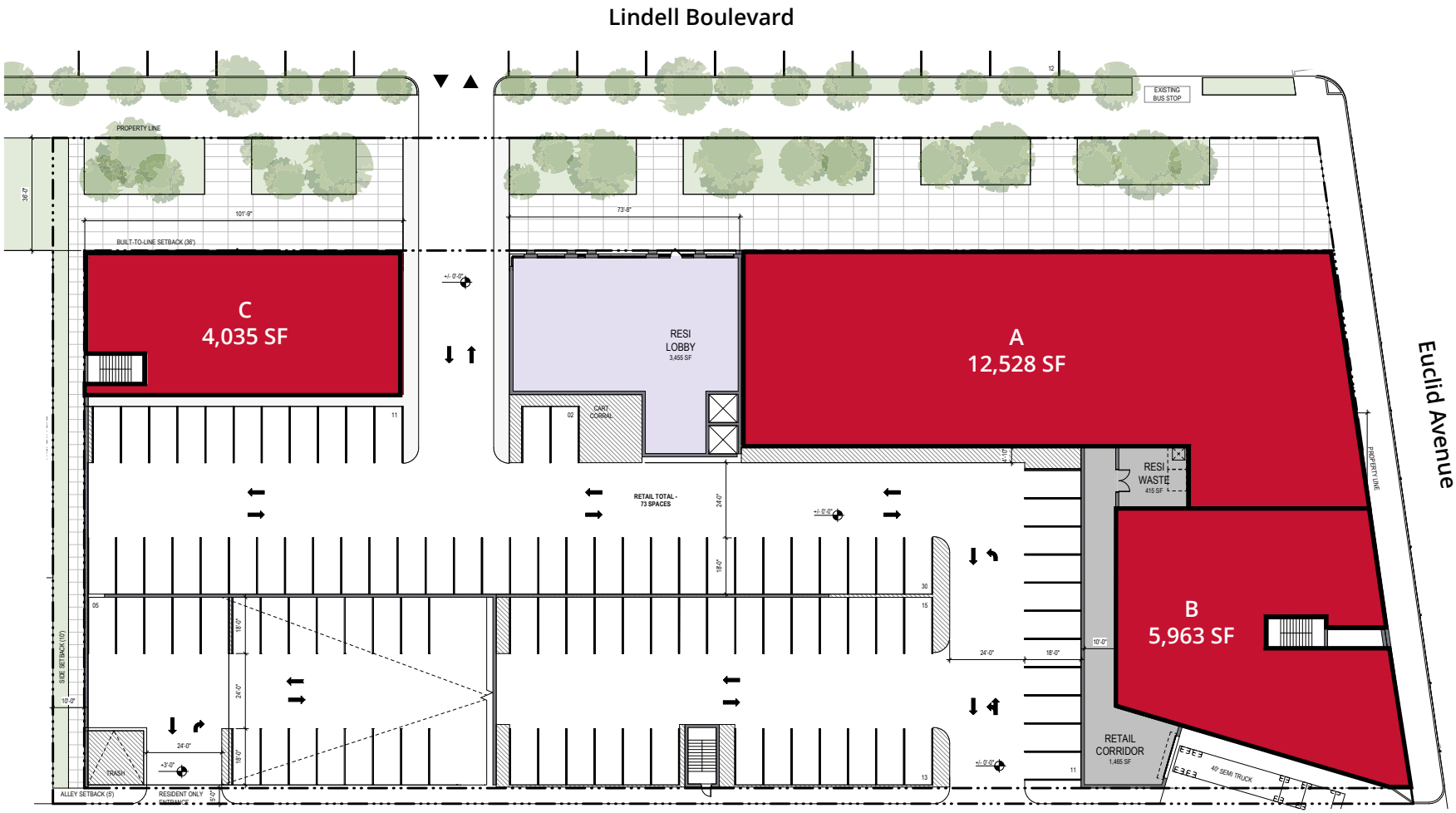
TRADE AREA AERIAL



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SITE PLAN



Space	Status	SF
A	AVAILABLE	12,528
B	AVAILABLE	5,963
C	AVAILABLE	4,035

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