

Join 1st Floor Tenant  
Kingside Express!



## 2021 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

18,815 | 133,274 | 339,951



### Daytime Population

13,899 | 171,145 | 360,903



### Median Household Income

\$60,977 | \$66,327 | \$62,078

## OFFICE FOR LEASE

6170 Delmar Boulevard | St. Louis, MO 63112  
2nd Floor - 1,140 SF | Call for Details | Triple Nets: \$5.91/SF

### PROPERTY DETAILS

Second story office or retail space available for lease

Located in the heart of the Delmar Loop, surrounded by retail, dining, & entertainment

Growing daytime population

Close proximity to top universities - Washington University, St. Louis University, & Fontbonne University

Delmar Blvd - 19,755 VPD | Skinker Blvd - 22,755 VPD

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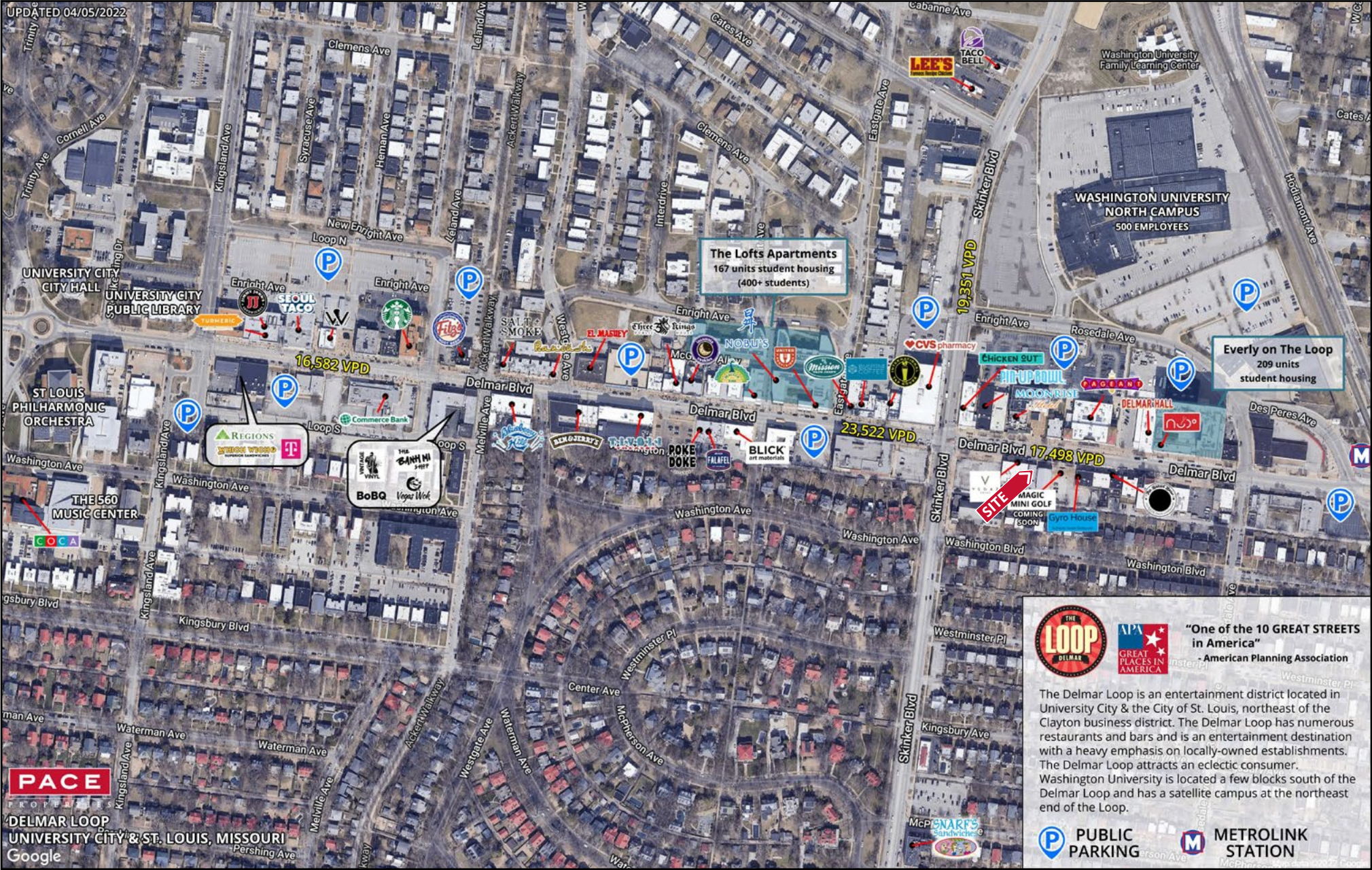
PACEPROPERTIES.COM | 314.968.9898

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.



# Trade Area Aerial



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# Second Story - Floor Plan

