

2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

28,515 | 145,591 | 307,485



Daytime Population

12,899 | 101,905 | 278,073



Median Household Income

\$60,525 | \$65,127 | \$62,994



RETAIL FOR LEASE

Gravois Plaza | 3843 Gravois Avenue | St. Louis, Missouri 63116

1,800 - 15,346 SF | Lease Rate: 1,800 - 5,760 SF – \$18.50/SF, NNN

15,346 SF Vacancy – Call for Details | Triple Nets: \$6.99/SF (2025 estimate)

PROPERTY DETAILS

2nd-generation restaurant space available

Grocery-anchored neighborhood center with
signalized access

Join recently renewed Rainbow & Dollar Tree

Great pylon signage available

Gravois Avenue - 17,949 VPD

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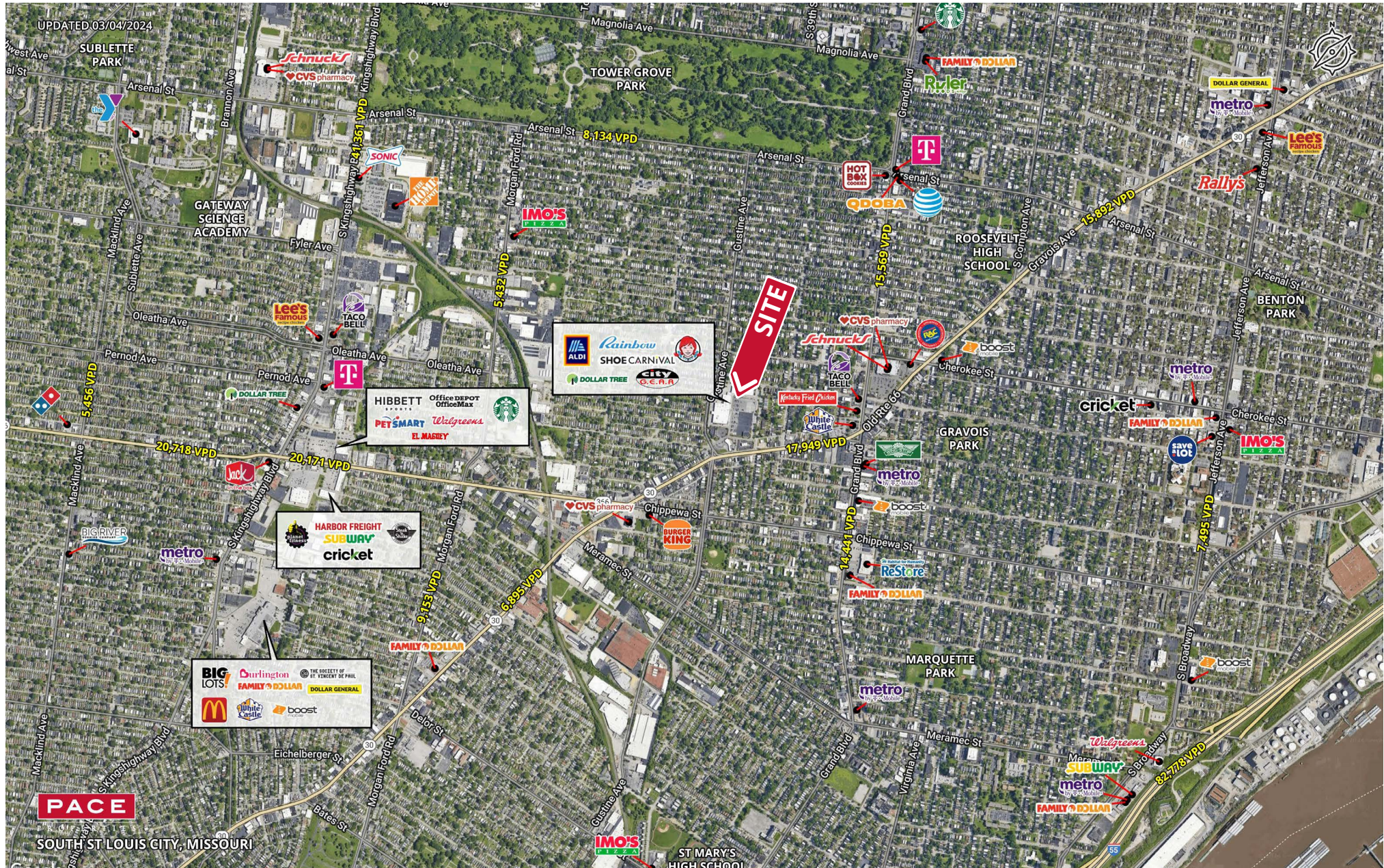
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[PACEPROPERTIES.COM](https://paceproperties.com) | 314.968.9898

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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Site Plan

Space	Status	SF
1	Hollywood Beauty	7,246
2	Aldi	26,688
3A	AVAILABLE	15,346
3B	Oak Street Health	8,950
4	Octapharma Plasma	14,069
5	AVAILABLE	5,760
6	Dollar Tree	8,400
7	China King	1,290
8	H&R Block	1,290
9 - 11	Rainbow	9,000
12	City G.E.A.R	6,500
13	AVAILABLE	2,500
14	AVAILABLE	2,000
15	WUTU Fashion	2,072
16	Shoe Carnival	9,928
17	AVAILABLE	1,800
18	America's Best	3,000

