

2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

8,739 | 149,586 | 383,335



Daytime Population

13,097 | 154,346 | 355,857



Median Household Income

\$76,662 | \$79,359 | \$74,983



RETAIL FOR LEASE

Hibernia | 6300 Clayton Avenue | St. Louis, Missouri 63139

12,960 SF | Lease Rate: Call for Details | Triple Nets: \$7.66/SF (2024 estimate)

PROPERTY DETAILS

Former grocery space on the first floor of the
100-unit Hibernia apartment building

Across the street from Forest Park, boasting 13 million annual visitors

One exit from Missouri's largest hospital (Barnes-Jewish Hospital)
with 1,269 beds and over 10,000 employees

Surrounded by a dense residential population

Clayton Avenue - 12,212 VPD

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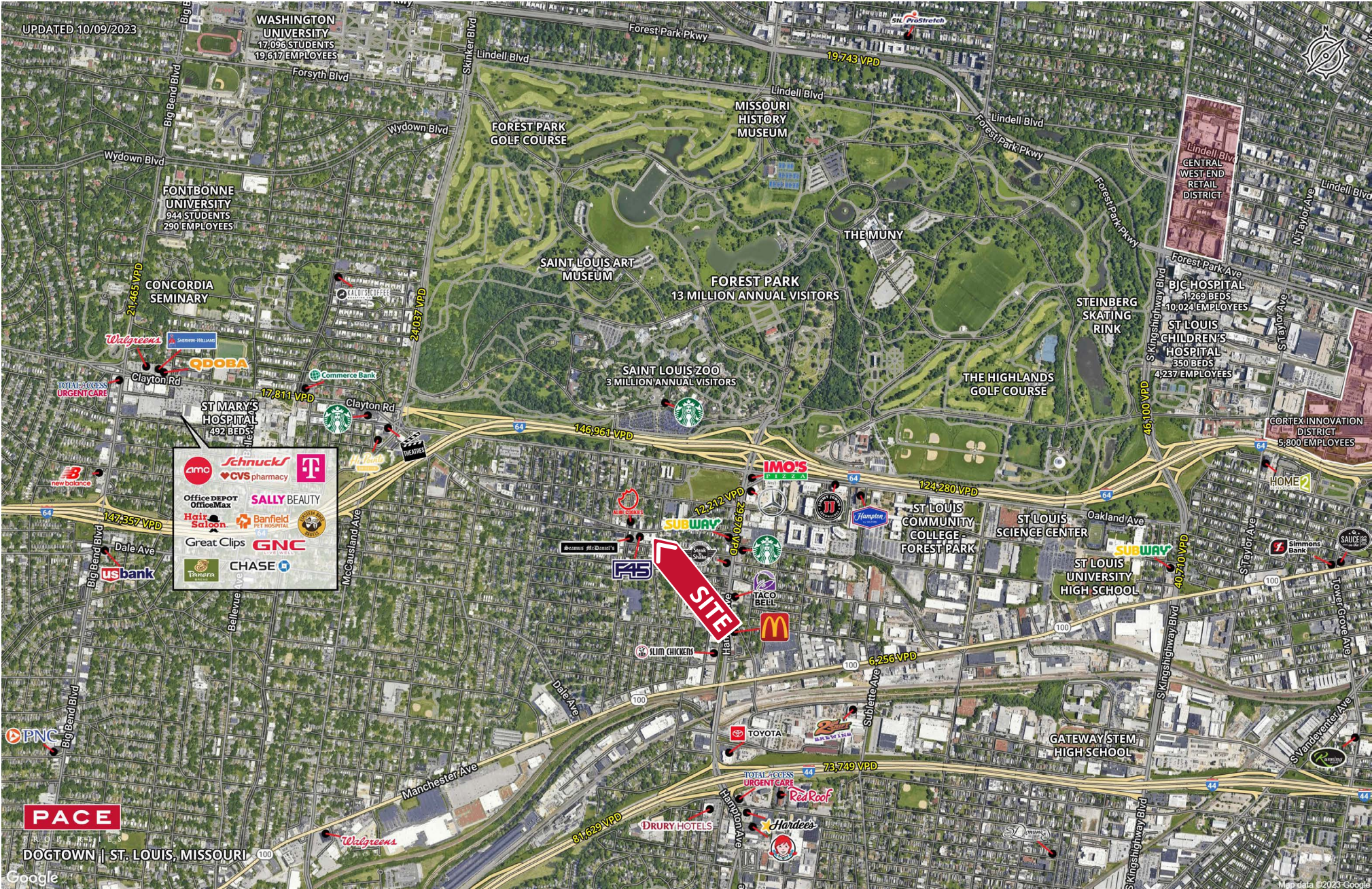
jshuff@paceproperties.com

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.

Trade Area Aerial

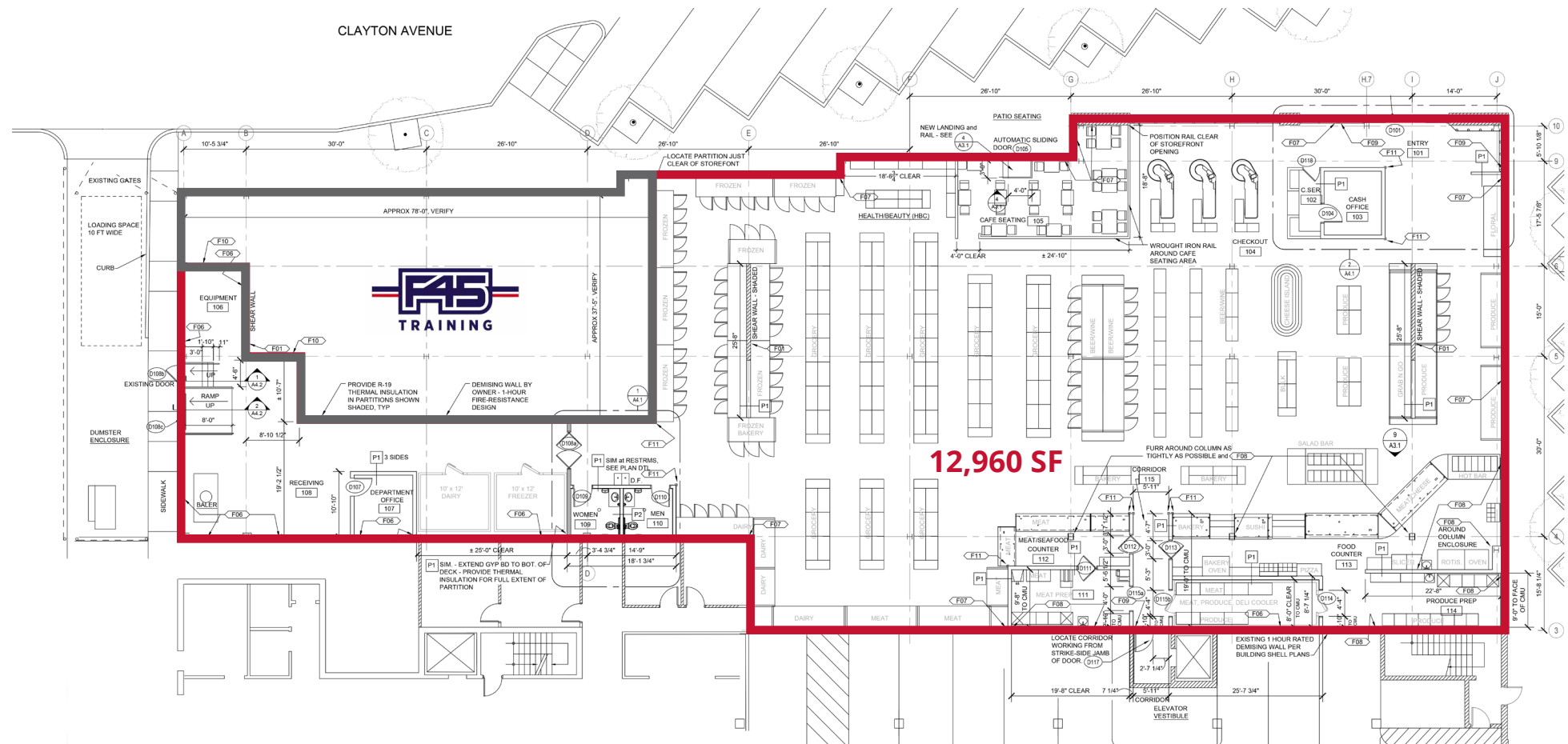


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Site Plan



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