

2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

22,280 | 158,547 | 338,212



Daytime Population

13,858 | 103,829 | 288,896



Median Household Income

\$61,951 | \$71,000 | \$74,072

RETAIL FOR LEASE & GROUND LEASE AVAILABLE

Southtown Centre

4611 - 4641 Chippewa Street | St. Louis, Missouri 63116

Inline Space: 1,500 - 20,001 SF | Lease Rate: Call for Details | Triple Nets: \$8.84/SF (2026 estimate)

Expansion or Ground Lease Available: Up to 10,600 SF | Call for Details

PROPERTY DETAILS

Signalized access at Chippewa Street and Kingshighway

Located within South City's vibrant retail corridor

Join existing retailers such as PetSmart, Walgreens, Starbucks, Athletico, and Hibbetts

Suites 3716 & 3718 can be combined for 3,200 SF

Chippewa Street - 20,351 VPD | Kingshighway Boulevard - 22,353 VPD

Lauren Berry, CCIM

314.785.7632

lberry@paceproperties.com

Patrick Willett

314.785.7631

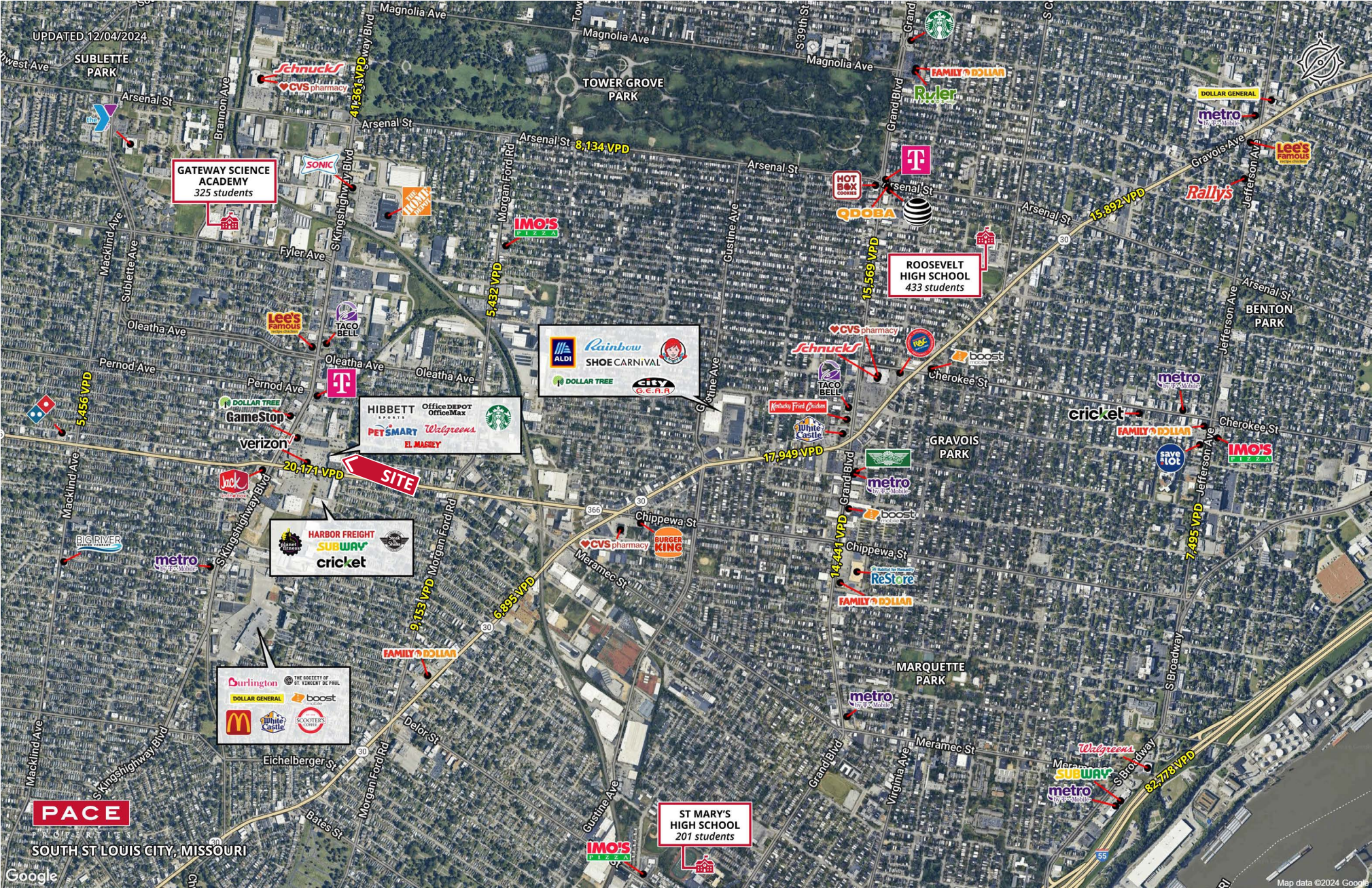
pwillett@paceproperties.com

[PACEPROPERTIES.COM](https://www.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

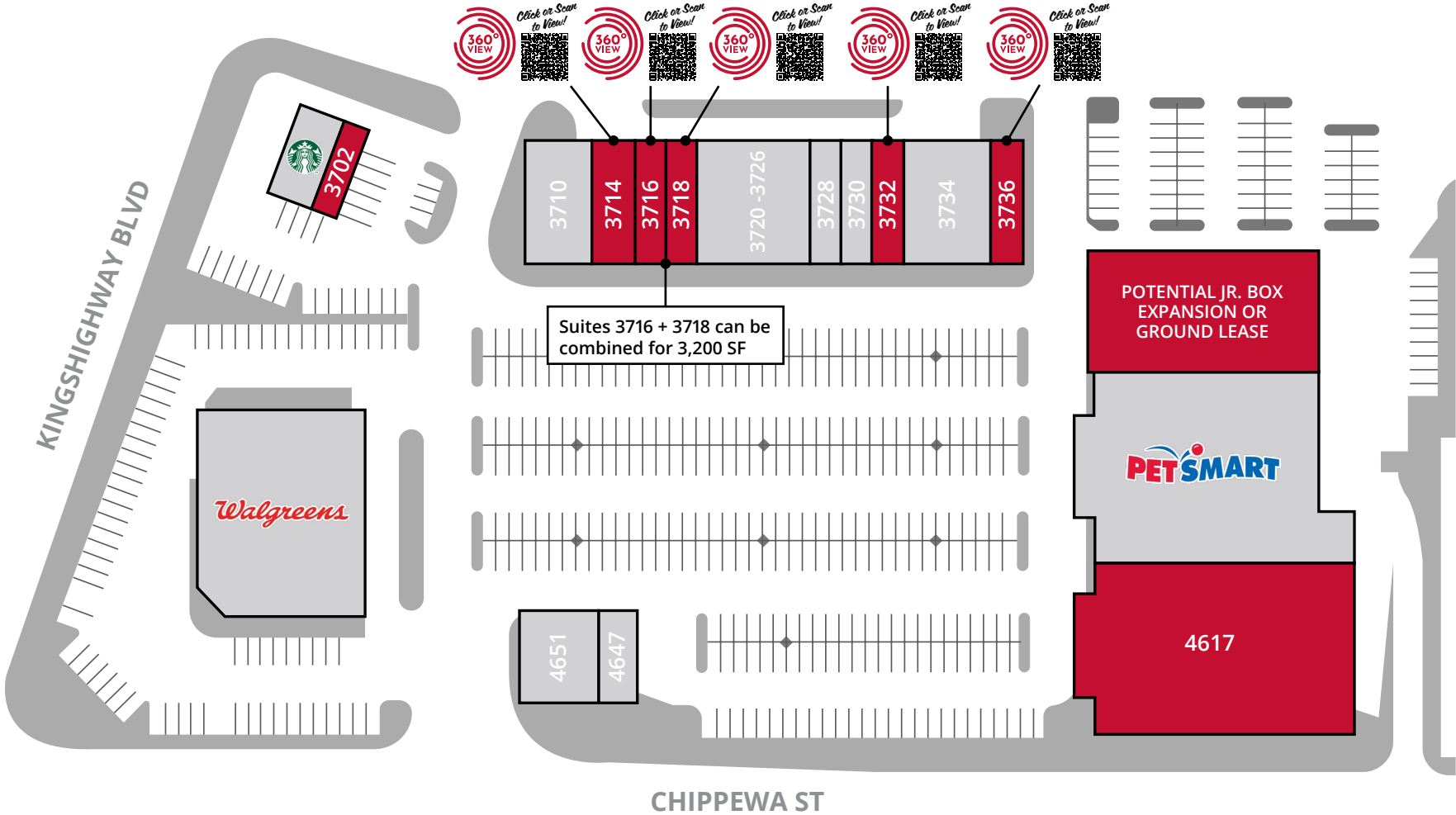


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Site Plan



Space	Status	SF	Space	Status	SF	Space	Status	SF
3700	Starbucks	1,500	3720 - 3726	Athletico	6,400	3822	Walgreens	15,120
3702	AVAILABLE	1,500	3728	J's Cleaners	1,600	4617	AVAILABLE	20,001
3710	El Maguey	3,200	3730	New China	1,600	4621	Petsmart	19,107
3714	AVAILABLE	2,372	3732	AVAILABLE	1,600	4651	Aspen Dental	3,525
3716	AVAILABLE	1,600	3734	Hibbett's	4,800	4647	Verizon	1,272
3718	AVAILABLE	1,600	3736	AVAILABLE	1,600	Potential Jr. Box Expansion or Ground Lease	AVAILABLE	up to 10,600

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