

# RETAIL | OFFICE FOR LEASE

4709 Delmar Blvd

St. Louis, MO 63108



TOWER  
REAL ESTATE GROUP





# Development Happening

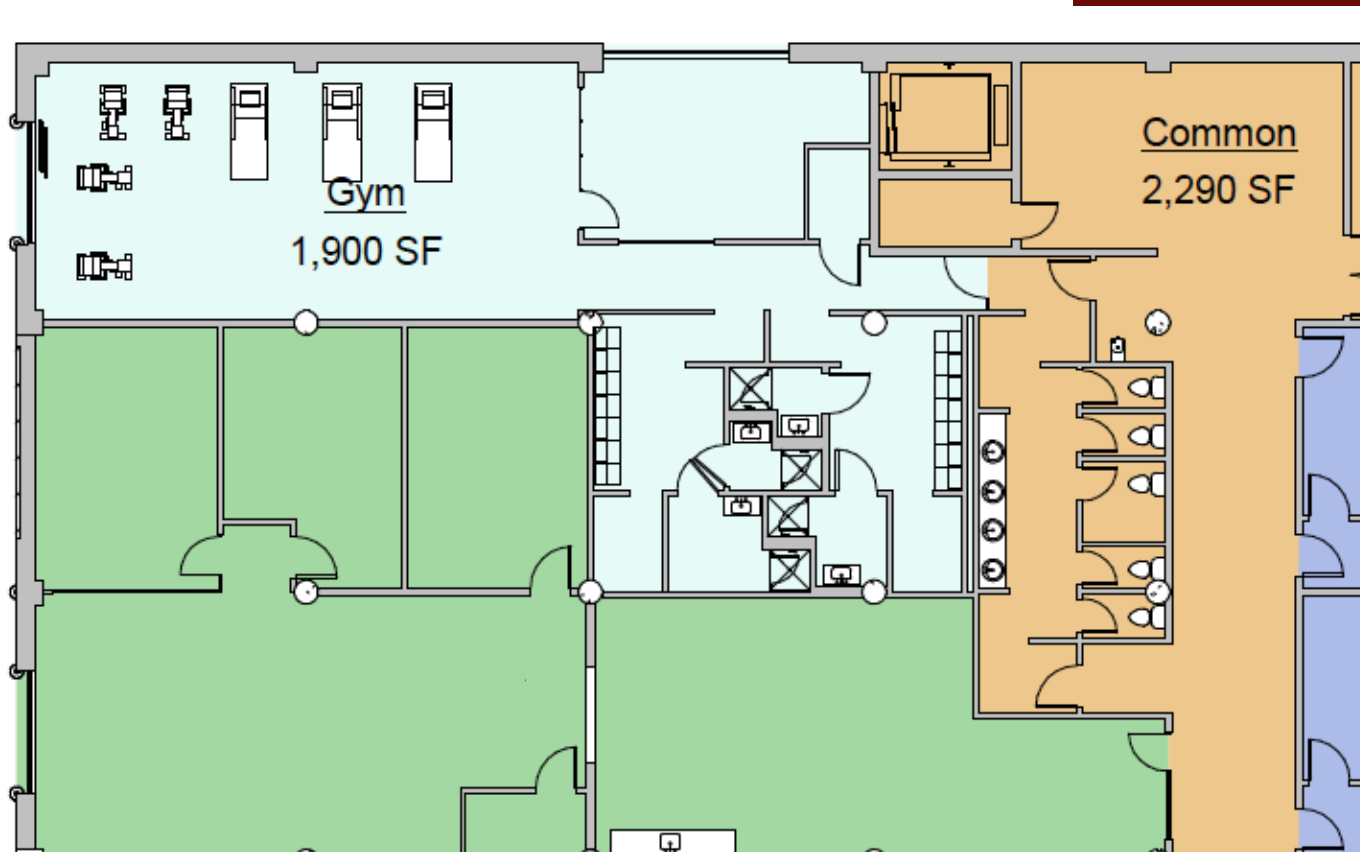
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4709 Delmar is an exciting new 34,000 sq. ft. adaptive re-use development of an old Iconic Candy Manufacturing Company into a mixed use project that will continue the momentum of all the amazing things happening as part of the Delmar Main Street Initiative. This ideal location is adjacent to all that the Central West End has to offer plus the multitude of new restaurants in the burgeoning Delmar Maker District to the west. 4709 is one of several projects happening their block alone. Launch Code just completed a \$5 million dollar expansion, Elevation Workspace featuring office and retail is in mid construction, and the new construction Bridge apartment project is finalizing due diligence to begin construction.

4709 will be anchored by the Stock Legal expansion while also include a new legal co-working business unit, plus several retail/ creative office/ gym opportunities.

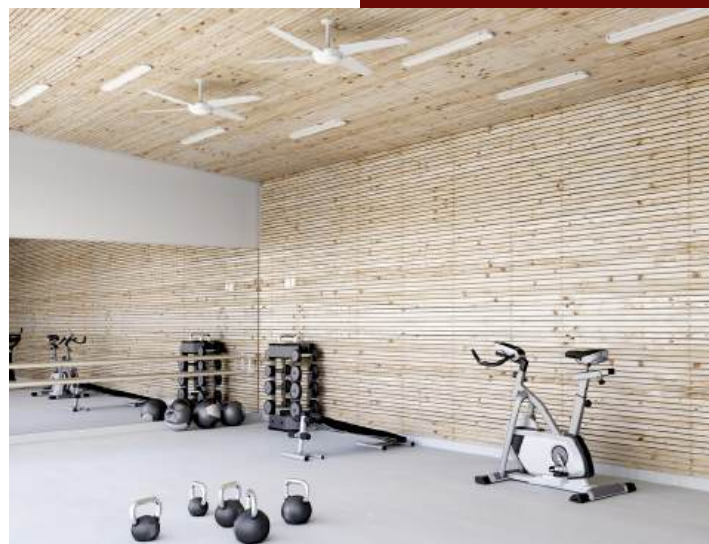
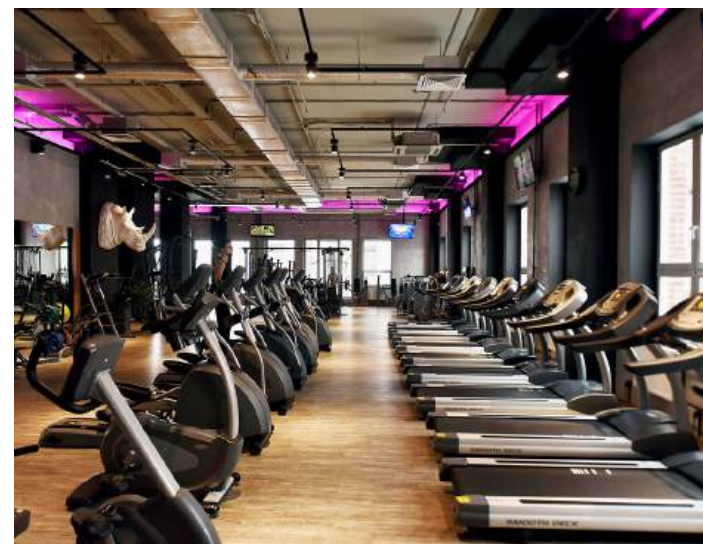


# Gym Information

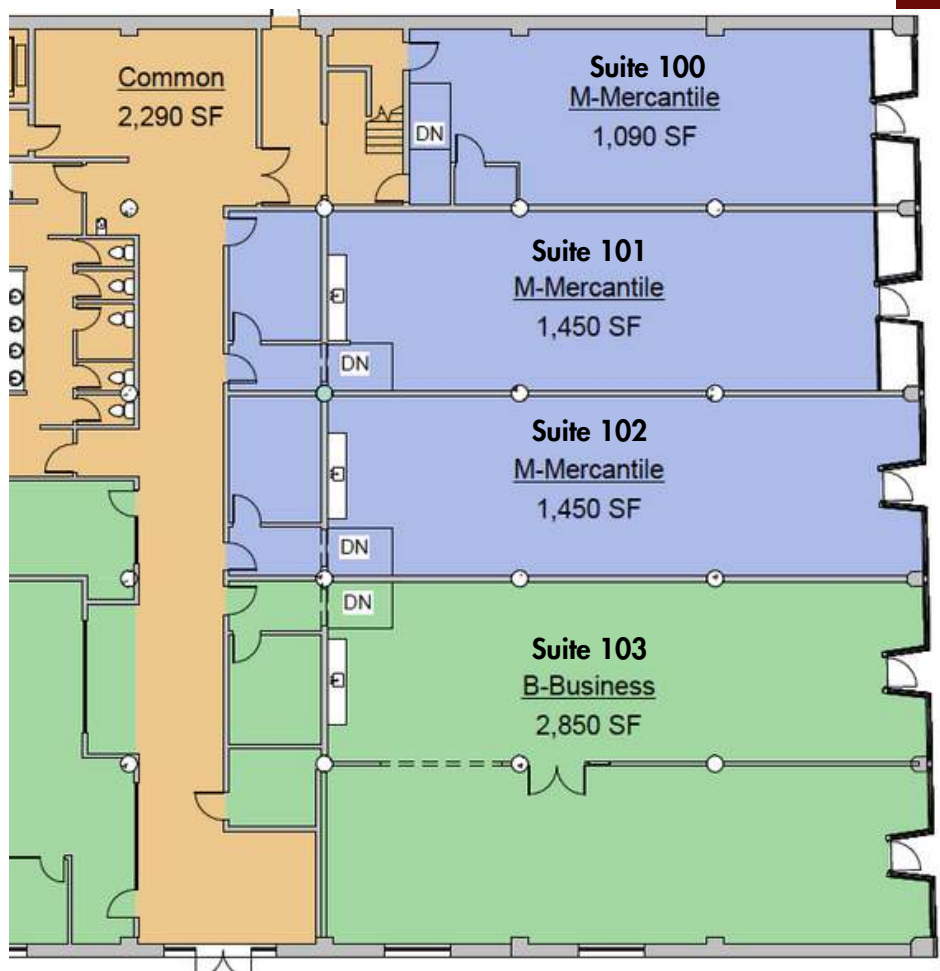


- Currently slated at 2,256 SF leasable (adjustable)
- Anticipating upwards of 80 employees on premise
- Onsite Locker Room and Showers included
- Multiple adjacent businesses and residence with limited access to other gym opportunities
- Build to suite
- Corner space with giant warehouse storefronts for plenty of natural light
- Onsite parking available for clients

For Lease: \$2,165/MO MG



# Retail Information



- 5 Restaurant/ Retail Bays available
- Ranging in size from 1,277 - 3,340 sq. ft.
- Prominent Full Glass Storefronts and Separate Entries
- Approximately 12,000 car traffic count per day
- Build to suite - all new systems and finishes
- Plumbing rough-in
- Approximately 12' Tall Ceilings
- Elevated common restrooms
- Onsite parking available

For Lease:

Suite 100 : \$1,544/MO MG

Suite 101 : \$2,054/MO MG

Suite 102 : \$2,054/MO MG

Suite 103 : \$4,037/MO MG



# Location



## BY THE NUMBERS

AVERAGE DAILY VEHICLES



11,720

POPULATION



26,464

MEDIAN HH INCOME



\$74,843

1 MILE

3 MILE

5 MILE

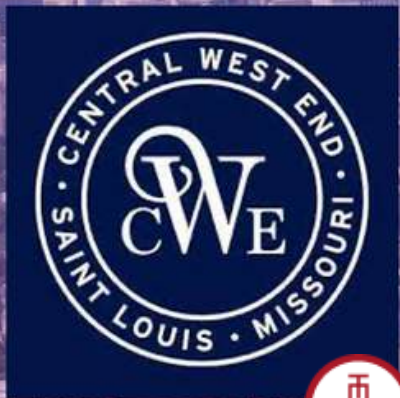
156,123

315,461

\$90,354

\$97,768





CONTACT BROKERS FOR MORE INFO

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