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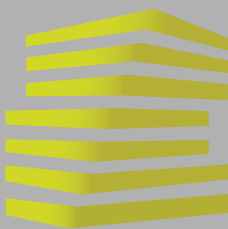
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201
N. 17TH STREET

REDEVELOPMENT OPPORTUNITY IN DOWNTOWN
JUST 3 BLOCKS FROM NEW MLS STADIUM

ST. LOUIS, MO



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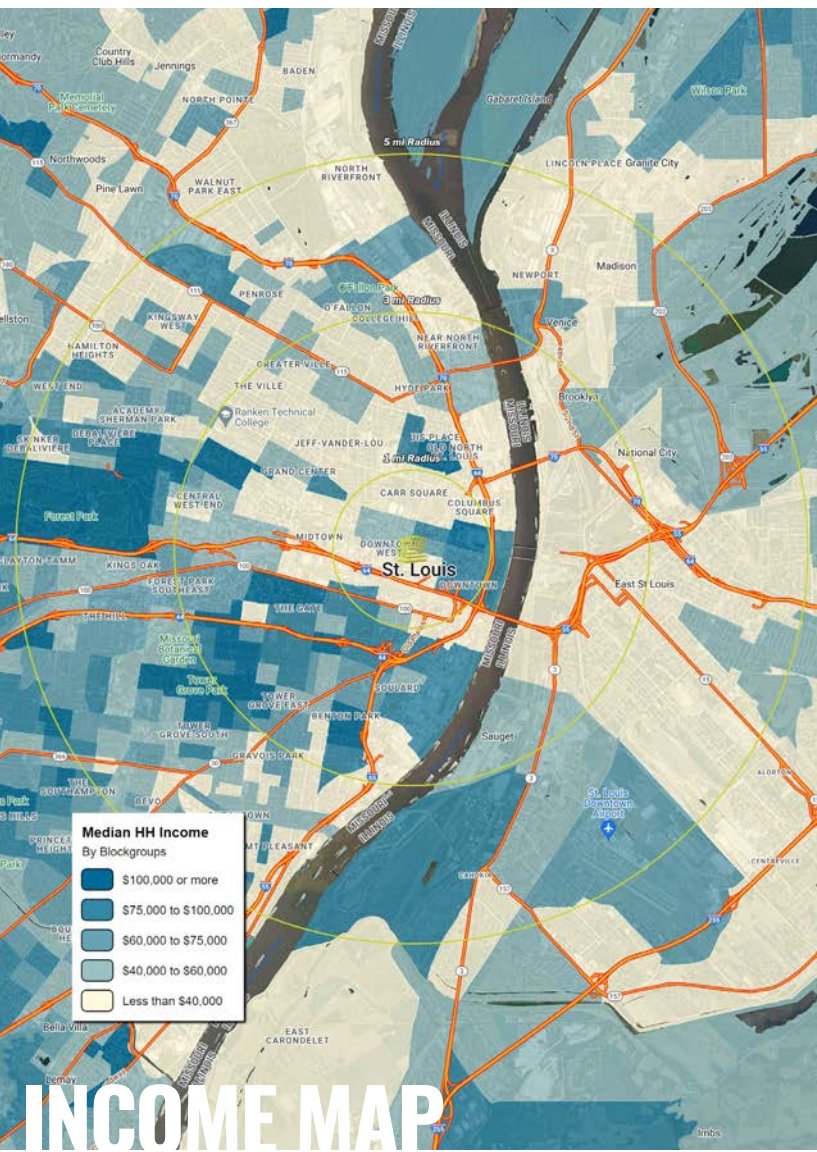
NEIGHBORHOOD VIBE

TONY MOON

314.818.1550 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

MIKE PETTIT

314.818.1550 (OFFICE)
636.288.5412 (MOBILE)
Mike@LocationCRE.com



TRADE AREA OVERVIEW

From its days as the 20th century epicenter of St. Louis' garment and shoe manufacturing district, downtown St. Louis has undergone a myriad of changes and modifications. What was once considered just another depressed urban core has been reinvented as a neighborhood for the 21st century Midwesterner.

Rising 630 feet into the air, The Gateway Arch welcomes visitors and residents alike to Downtown St. Louis. Areas throughout downtown offer unique experiences for visitors like the Mercantile Exchange District located in the convention corridor along Washington Avenue (locally referred to as 'Wash Ave'), offering a popular destination for dining, entertainment and lofts in downtown. The City Museum is housed in the former International Shoe Company building in the area. It is an eclectic mixture of children's playground, funhouse, surrealistic pavilion and architectural marvel made out of unique, found objects. Downtown is home to the headquarters of an array of national companies, including Hardee's, Nestle Purina Pet Care and the Peabody Energy Corporation.

Baseball and hockey are always the topic of discussion in St. Louis, and the city definitely has a love affair with its pro teams. The Cardinals and Blues make sure local sports fans have something to cheer about 12 months out of the year. Since 2006, the St. Louis Cardinals have played in Busch Stadium III and in that stadium, fans have thrilled to two World Series Championships. Adjacent to Busch Stadium is Ballpark Village, a sports anchored dining and entertainment district that opened in 2014. The 2019 Stanley Cup Champion St. Louis Blues play in nearby Enterprise Center, a 19,150-seat arena that also serves as a venue for varied events. CityPark is a brand new 22,500 seat Major League Soccer stadium in downtown St. Louis built for the MLS expansion franchise St. Louis City SC.

The new St. Louis Aquarium is the centerpiece of the family entertainment complex is now open at Union Station. The aquarium, which holds 1M gallons of water and includes a 250,000-gallon shark tank, combines state of the art technology, animal care, education and conservation with the excitement of 13,000 aquatic creatures. The aquarium added 100+ permanent jobs upon opening. A 42-car ferris wheel, named St. Louis Wheel, was also part of the \$187M second phase.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	16,131	93,277	227,130
HOUSEHOLDS	8,959	45,157	108,426
EMPLOYEES	48,222	106,518	164,548
MED HH INCOME	\$56,952	\$57,244	\$52,887

AREA ATTRACTIONS | RETAIL | RESTAURANTS

CITYPARK

SCHLAFLY

CITY FOUNDRY
PUBLIC STL MARKET

THE PITCH
ATHLETIC CLUB & TAVERN



BUSCH STADIUM

ARMORY



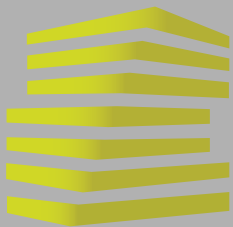
IKEA

Enterprise CENTER

f @ in REALTY RESOURCES MEMBER

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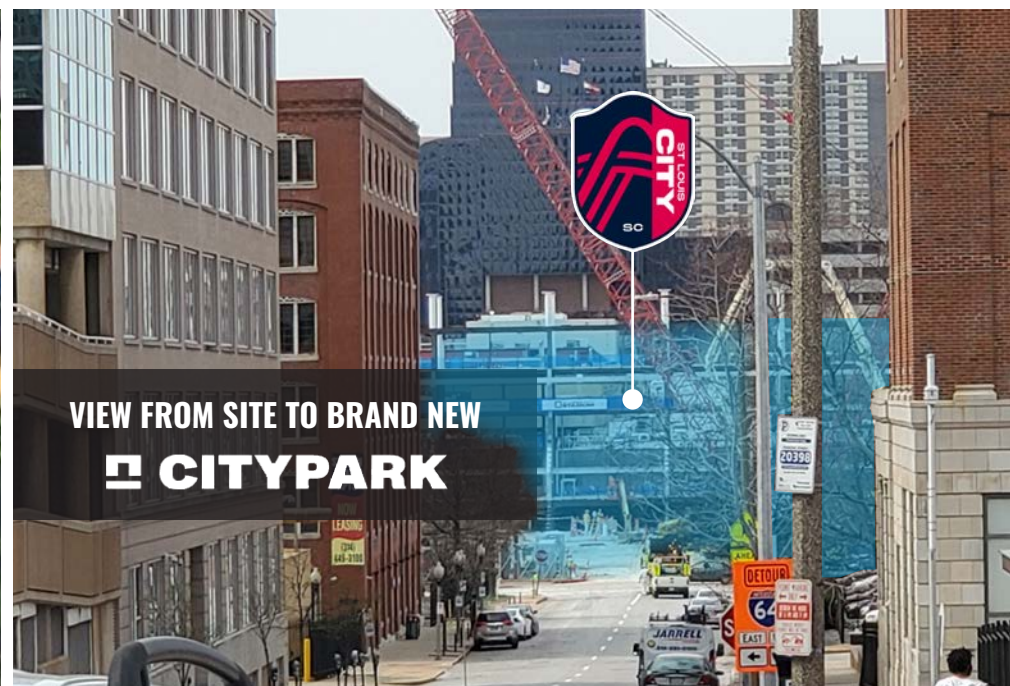
SITE PLAN & DETAILS

TONY MOON

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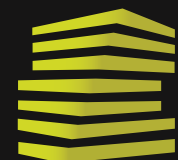
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VIEW FROM SITE TO BRAND NEW

CITYPARK

- FORMER 7-11 SITE
- 99' X 104'
- 0.24 ACRES
- BUILDING RECENTLY TORN DOWN AND LOT IS FILLED, GRADED, AND READY FOR REDEVELOPMENT
- SURROUNDED BY HIGH-DENSITY MULTI-FAMILY

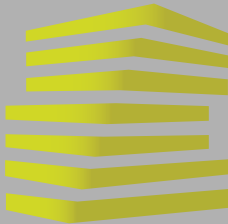


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ZOOM AERIAL

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WELLS FARGO
5,600 EMPLOYEES

25,067 (2023)

Pine St

5,394 (2023)

22,500 SEAT MLS STADIUM
CONSTRUCTION COMPLETE

S 22nd St

N 20th St

3 BLOCKS TO NEW MLS STADIUM

ST. LOUIS
AQUARIUM

THE ST. LOUIS
WHEEL

86,536 (2023)

7,116 (2023)

Market St 7,179 (2023)

Olive St

1,443 (2023)

N 15th St



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