



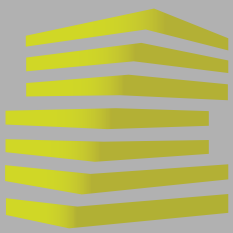
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40 NORTH EUCLID

SPACE AVAILABLE IN THE CWE

ST. LOUIS, MO





40 NORTH EUCLID AVE

NEIGHBORHOOD VIBE

SCOTT BITNEY

JOE LODES

314.818.1550 x 104 (OFFICE)

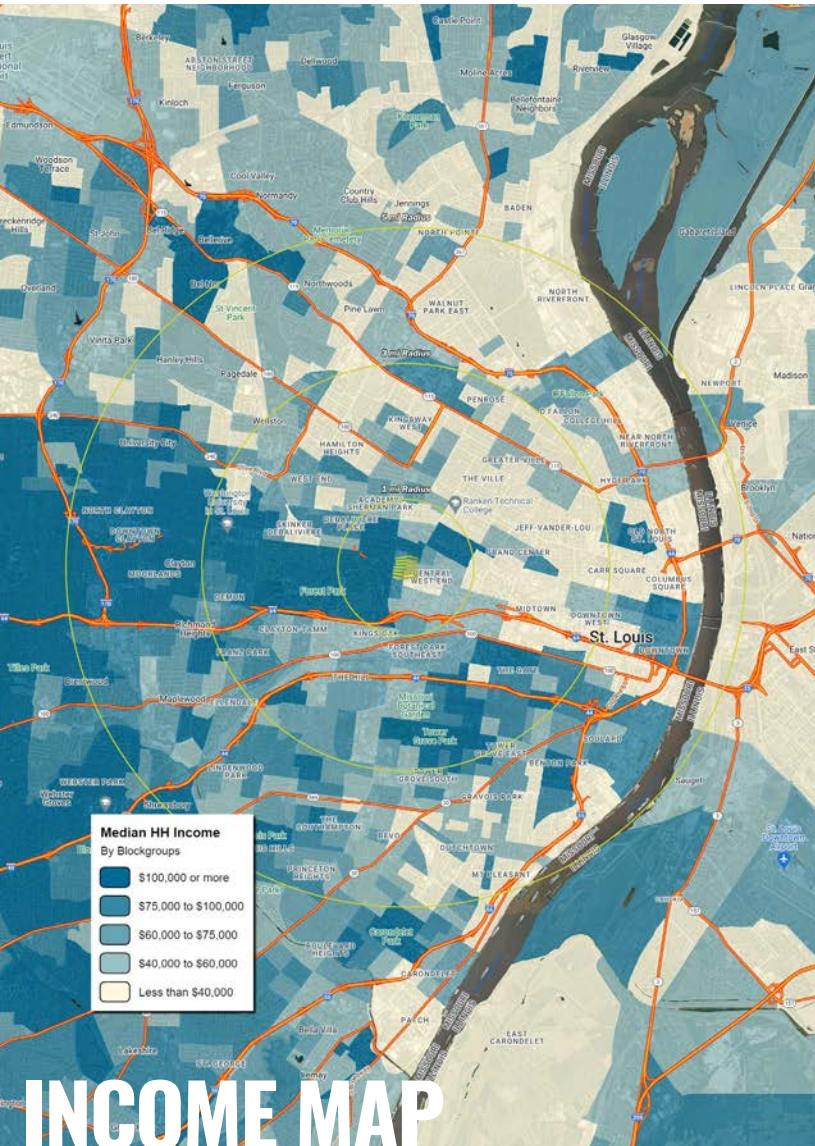
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TRADE AREA OVERVIEW

Perched on the eastern edge of Forest Park and over a century old, the chic Central West End is full of charming sidewalk cafés, galleries, antique shops, restaurants, boutiques and pubs. It's a little European, a little New York and totally St. Louis.

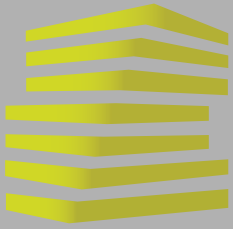
The CWE is the perfect place to relax and people-watch after exploring the neighborhood's popular visitor attractions. Adjacent to the commercial district, tree-lined streets with stately turn-of-the-century homes distinguish the area. Look for the family apartment of playwright Tennessee Williams, said to be the setting of his play *The Glass Menagerie*. The breathtaking Cathedral Basilica of Saint Louis, housing the world's largest collection of mosaic art, anchors this exciting neighborhood.

The World Chess Hall of Fame, home of the world's largest chess piece, also has its roots set in the CWE. It regularly plays host to the top chess players in the world and major national and international competitions. Annual events include a popular house tour in the spring, the Central West End Art Fair & Taste Festival in June, a Greek Festival during Labor Day weekend and Halloween festivities in October.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	17,667	137,740	349,841
HOUSEHOLDS	10,936	65,386	165,376
EMPLOYEES	16,738	90,684	252,226
MED HH INCOME	\$60,677	\$61,903	\$66,732

AREA RETAIL | RESTAURANTS



40 NORTH EUCLID AVE

FLOOR PLAN

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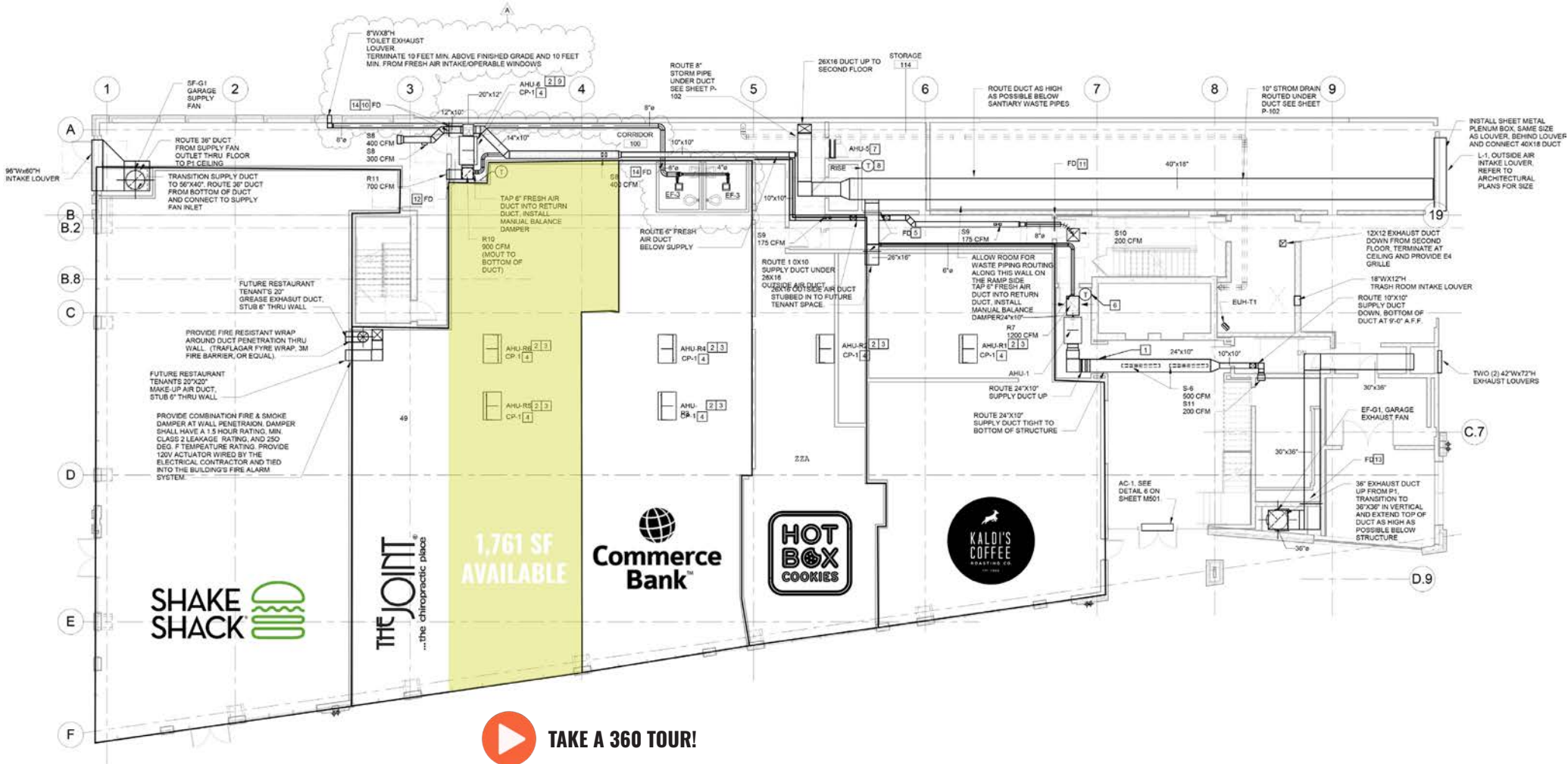
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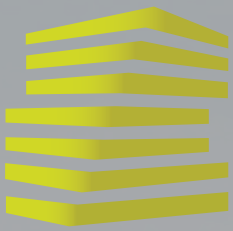
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40 NORTH EUCLID AVE

PROPERTY INFORMATION

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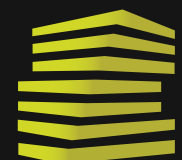
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- **1,761 SF RETAIL/RESTAURANT SPACE LOCATED IN THE HEART OF THE POPULAR CENTRAL WEST END TRADE AREA**
- **JOIN SHAKE SHACK, HOT BOX COOKIES, KALDI'S COFFEE, THE JOINT, AND COMMERCE BANK**
- **WALKING DISTANCE FROM BARNES JEWISH HOSPITAL (LARGEST HOSPITAL IN ST. LOUIS) AND WASHINGTON UNIVERSITY MEDICAL CAMPUS**
- **SUPER DENSE DAYTIME POPULATION AND SURROUNDING RESIDENTIAL POPULATION**
- **CALL BROKER FOR PRICING**

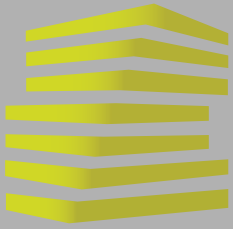


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ZOOM AERIAL

SCOTT BITNEY

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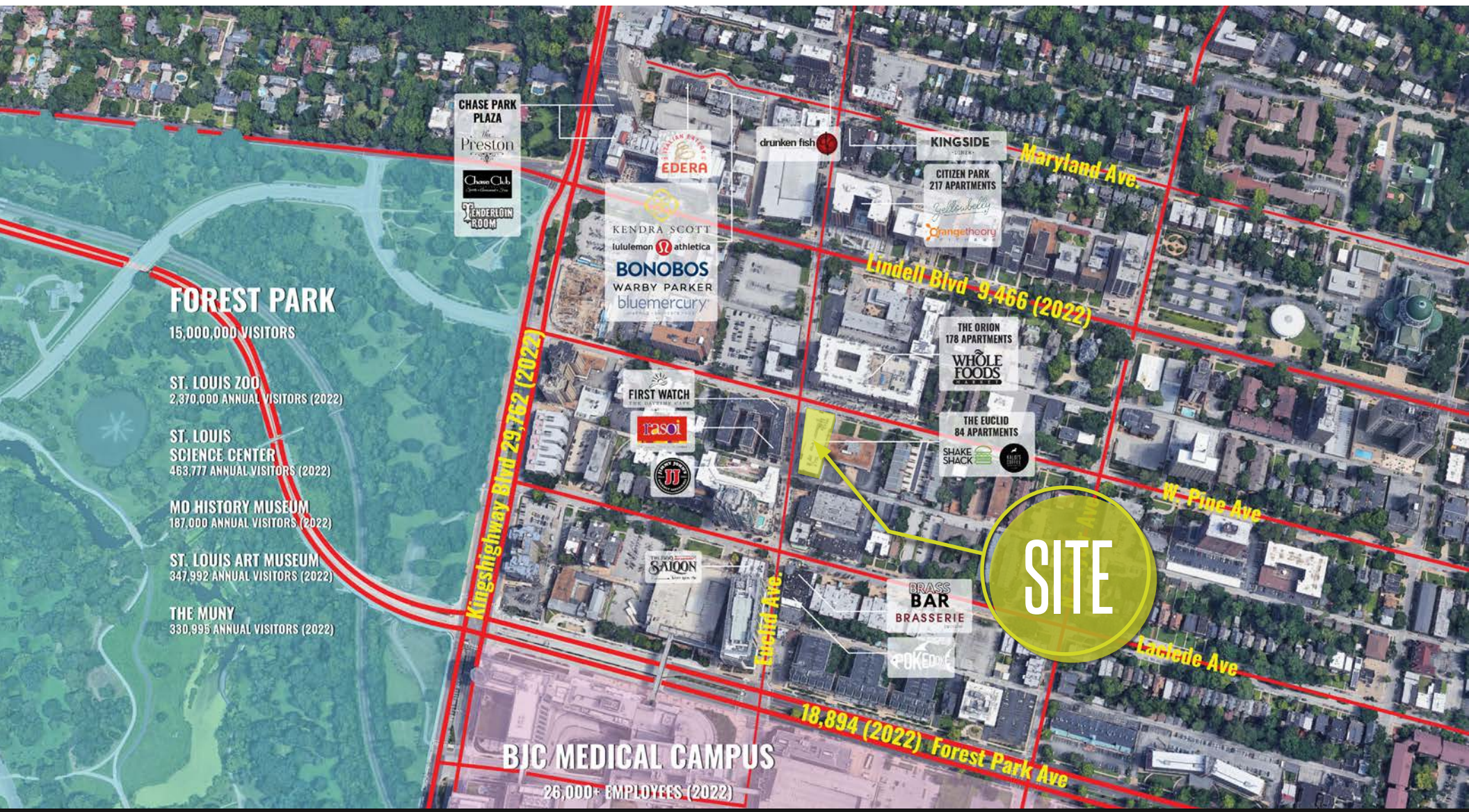
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FOREST PARK

15,000,000 VISITORS

ST. LOUIS ZOO
2,370,000 ANNUAL VISITORS (2022)

ST. LOUIS SCIENCE CENTER
463,777 ANNUAL VISITORS (2022)

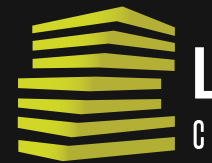
MO HISTORY MUSEUM
187,000 ANNUAL VISITORS (2022)

ST. LOUIS ART MUSEUM
347,992 ANNUAL VISITORS (2022)

THE MUNY
330,995 ANNUAL VISITORS (2022)

BJC MEDICAL CAMPUS

26,000+ EMPLOYEES (2022)



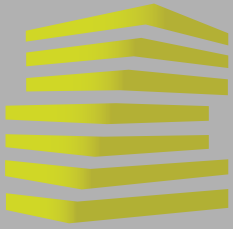
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MARKET AERIAL

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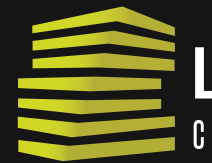
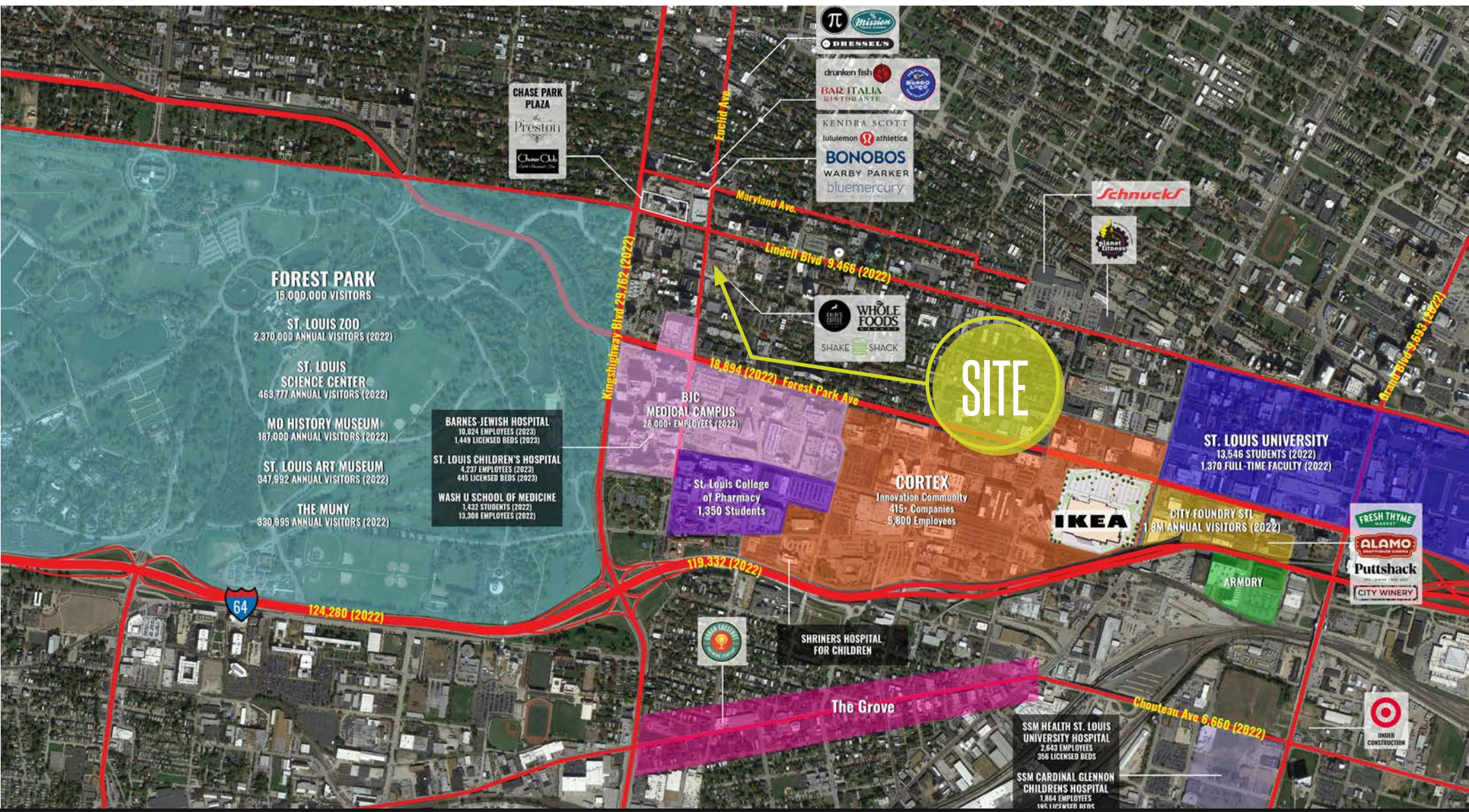
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