

4220 DUNCAN AVE

FORMER CHOCOLATE PIG RESTAURANT

ST. LOUIS, MO

4220

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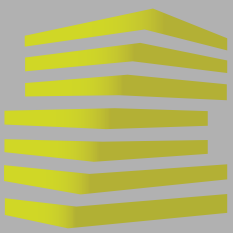
The CHOCOLATE PIG
KITCHEN BAR & DESSERTS

AVAILABLE

INNOVATION HALL



LOCATION.
commercial real estate



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NEIGHBORHOOD VIBE

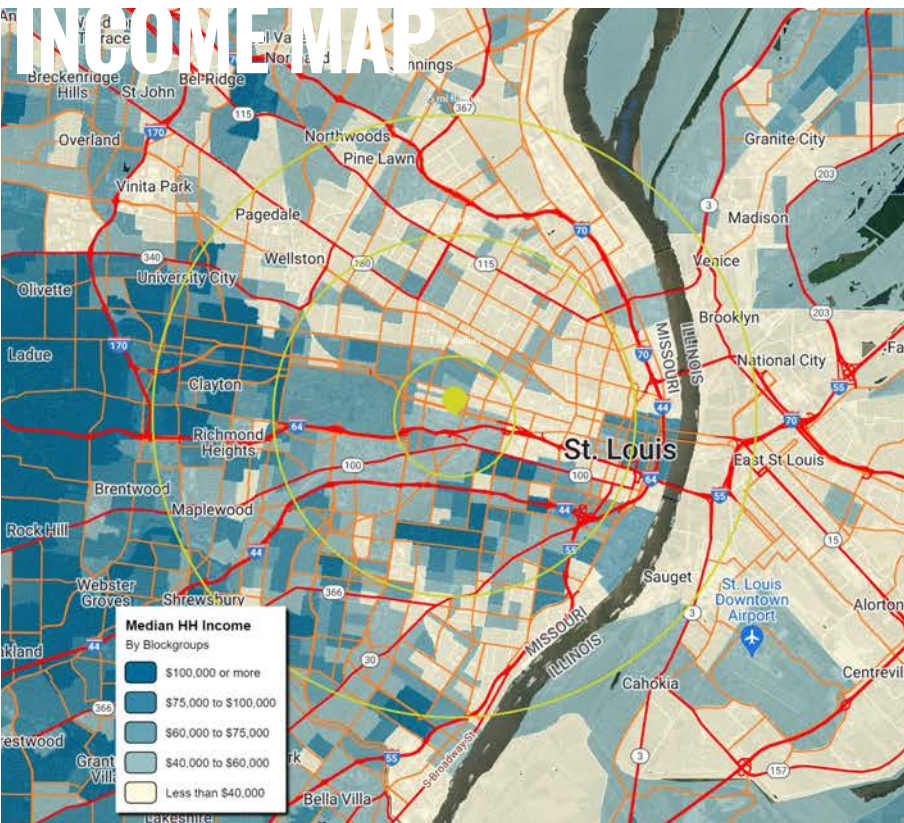
KEVIN SHAPIRO

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INCOME MAP



The CORTEX Innovation Community is home to a vibrant 200-acre innovation hub and technology district integrated into St. Louis' historic Central West End and Forest Park Southeast residential neighborhoods, surrounded by nationally ranked universities and medical centers and abundant cultural and recreational assets that include the Grand Center arts district, the Missouri Botanical Garden, and 1,400-acre Forest Park. Since inception, Cortex has completed or has under construction 1.7 million square feet of new and rehabilitated space totaling over \$550 million of investment and generating 4,200 technology-related jobs.

Additionally, a new Metrolink light-rail station has been built and opened. When fully implemented, the Cortex master plan projects \$2.3 billion of construction, over 4.5 million square feet of mixed-use development (research, office, clinical, residential, hotel, and 15,000 permanent technology-related jobs. Currently, there are over 250 companies that call the Cortex Innovation Community their home, including IKEA. The Swedish retailer opened its doors in the Cortex District in fall 2015.

CORTEX AREA RETAIL & OFFICE TENANTS INCLUDE:



ANNUAL DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 MILE	23,277	12,002	\$78,785
3 MILES	145,844	71,365	\$79,334
5 MILES	332,292	156,226	\$82,579



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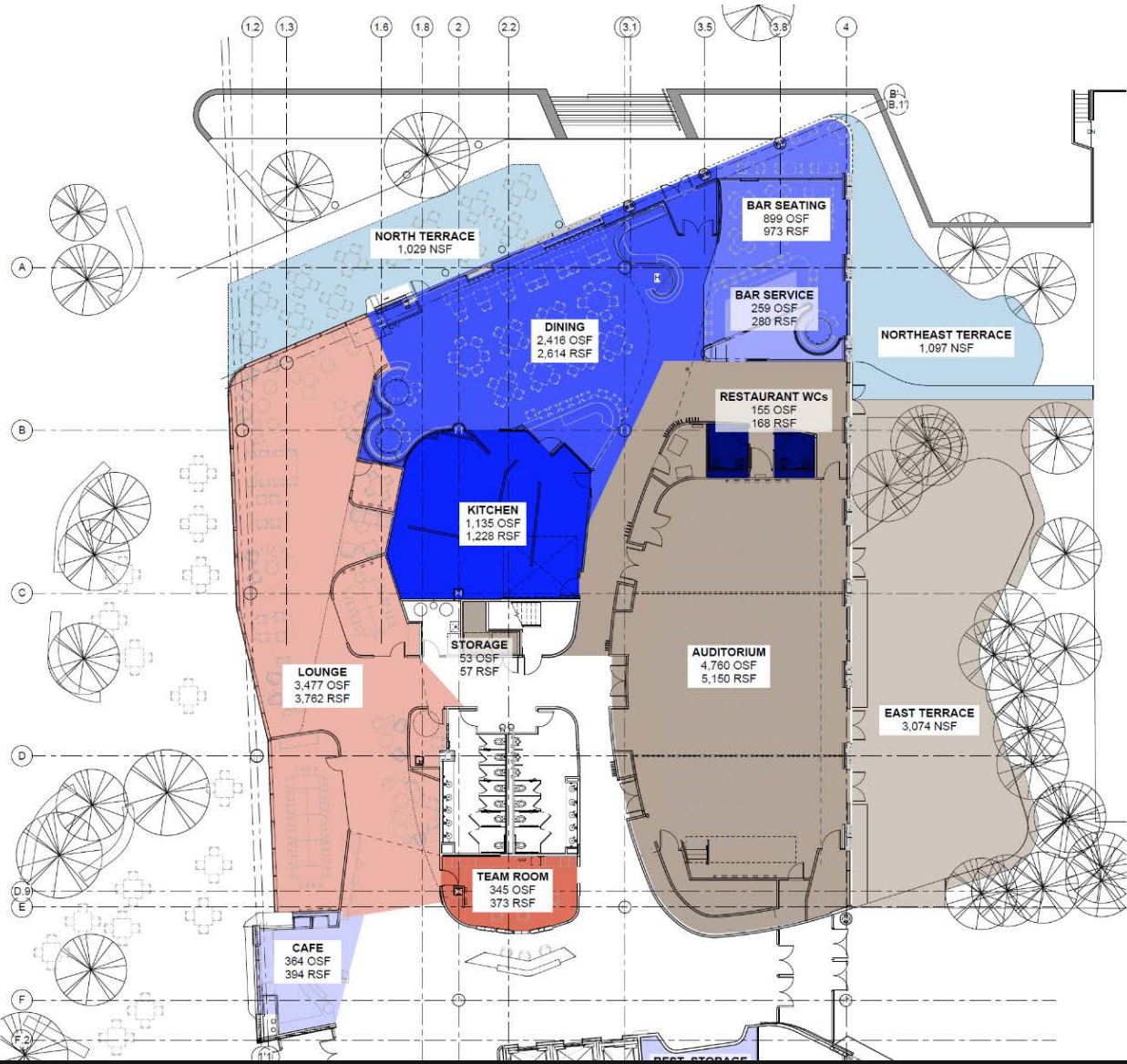
FLOOR PLAN

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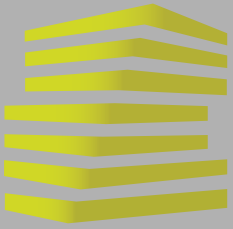
- **TURNKEY RESTAURANT AVAILABLE IMMEDIATELY IN THE HEART OF CORTEX**
- **4,864 SF; HOWEVER THE SPACE IS DIVISIBLE TO 1,235 SF & 3,629 SF**
- **SMALL COFFEE/SMOOTHIE/JUICE BAR SPACE ALSO AVAILABLE BY BJC'S FITNESS FACILITY LOCATED IN THE BUILDING.**
- **TWO LARGE OUTDOOR PATIOS TOTALING 2,126 SF INCLUDED WITH THE RESTAURANT SPACE.**
- **BJC | WASHINGTON UNIVERSITY MEDICAL CENTER ARE LOCATED IMMEDIATELY WEST OF THE PROPERTY**
- **ST LOUIS UNIVERSITY IS LOCATED JUST NORTH OF CORTEX**
- **PLEASE CONTACT BROKER FOR FURTHER INFORMATION**



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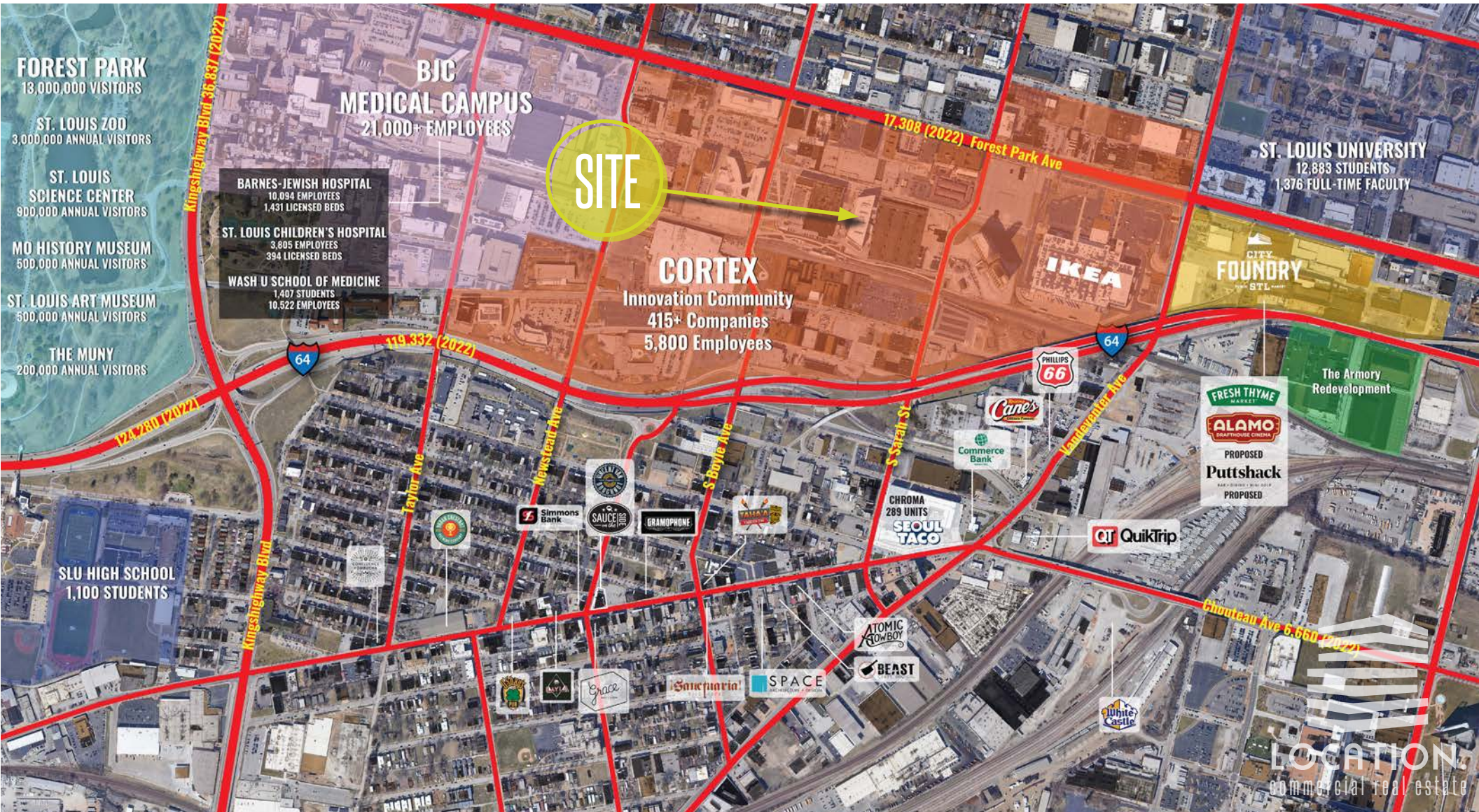
ZOOM AERIAL

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FOREST PARK
18,000,000 VISITORS

ST. LOUIS ZOO
3,000,000 ANNUAL VISITORS

ST. LOUIS SCIENCE CENTER
900,000 ANNUAL VISITORS

MO HISTORY MUSEUM
500,000 ANNUAL VISITORS

ST. LOUIS ART MUSEUM
500,000 ANNUAL VISITORS

THE MUNY
200,000 ANNUAL VISITORS

BJC MEDICAL CAMPUS
21,000+ EMPLOYEES

BARNES-JEWISH HOSPITAL
10,094 EMPLOYEES
1,431 LICENSED BEDS

ST. LOUIS CHILDREN'S HOSPITAL
3,805 EMPLOYEES
394 LICENSED BEDS

WASH U SCHOOL OF MEDICINE
1,407 STUDENTS
10,522 EMPLOYEES

SITE

CORTEX
Innovation Community
415+ Companies
5,800 Employees

ST. LOUIS UNIVERSITY
12,883 STUDENTS
1,376 FULL-TIME FACULTY

CITY FOUNDRY
STL

The Armory Redevelopment

FRESH THYME MARKET
ALAMO
PROPOSED
Puttshack
PROPOSED

CHROMA
289 UNITS
SEOUL TACO

QuikTrip

ATOMIC BOMB

BEAST

SPACE

Sanciparia

Grace

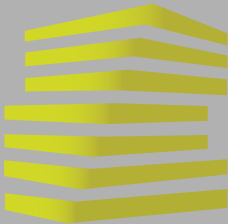
SLU HIGH SCHOOL
1,100 STUDENTS



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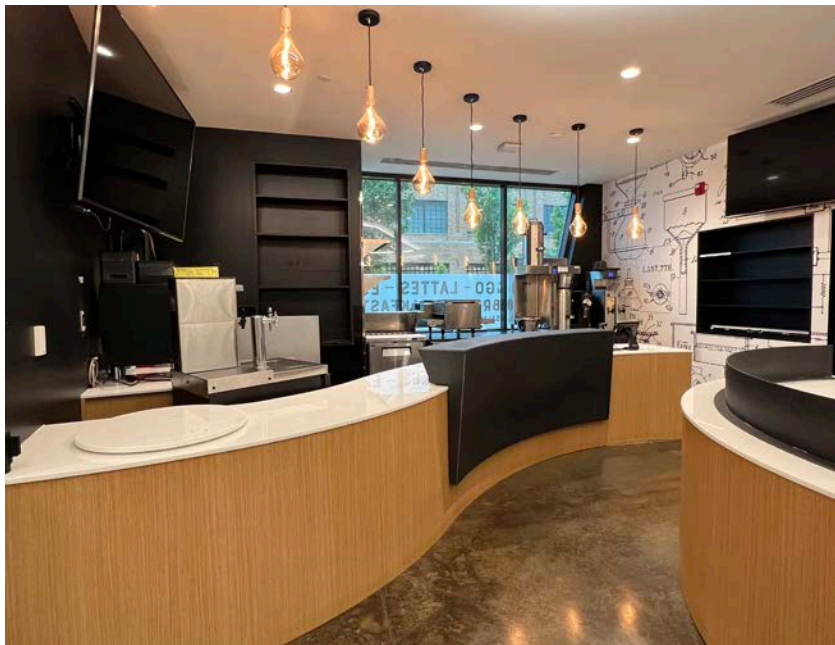
PHOTOS

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REALTY RESOURCES MEMBER

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