



Real Estate
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AVAILABLE

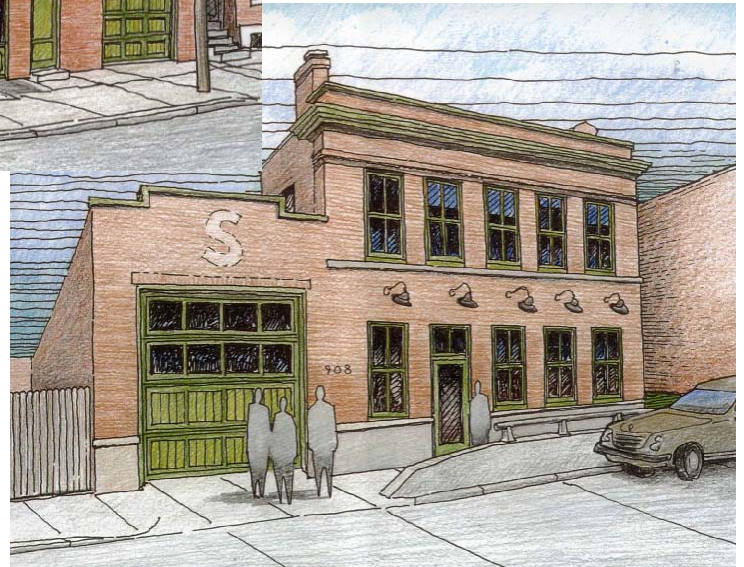
314.367.2800

±1,400 - 10,400 SQ. FT. RETAIL FOR LEASE - SOULARD



***9TH STREET
ELEVATION***

***LAFAYETTE AVENUE
ELEVATION***



908 LAFAYETTE / 1713 S 9TH, SOULARD, ST. LOUIS, MO 63104

- Loft Style Gut Rehab
 - 16' High Ceilings
 - Exposed Spiral Ductwork
 - Exposed Brick Walls
 - Possible Outdoor Patio - 3,450 sq. ft.
- Frontage on 9th Street and Lafayette
- Prime Location
 - Blocks from New Grocery Store and Retail Development on Lafayette
 - Next to Soulard Market, 132-unit Soulard Market Apartments, and New Restaurants
- Summer 2007 Availability

Flyer and More Photos on the web: www.friedmangroup.com/908lafayette.html

FOR LEASE: \$16.00 NNN

Contact: Adam Charnack

Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser investigate fully.

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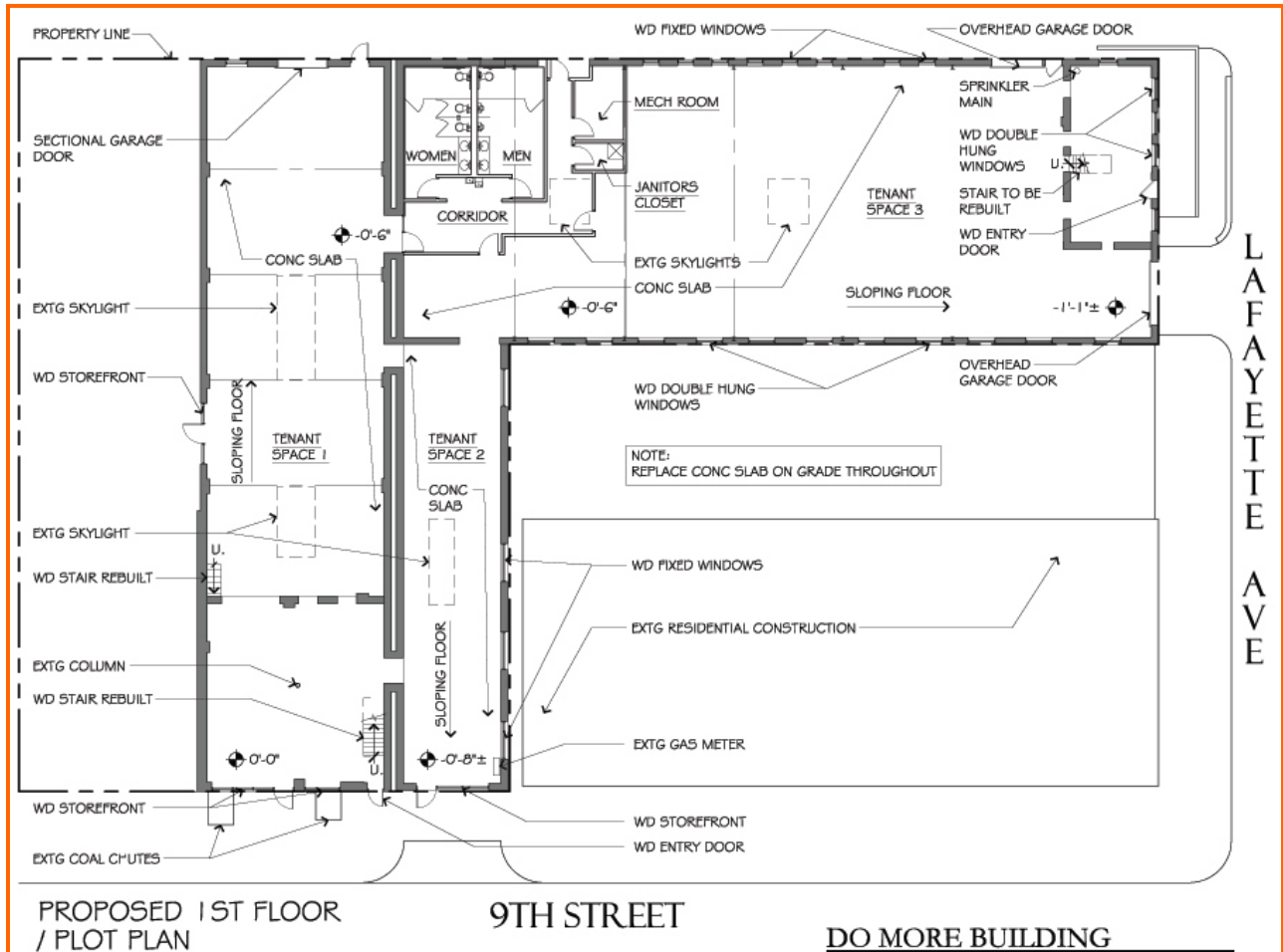


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DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>5 Min. Drive</u>
Population	10,381	101,913	273,695	60,323
Households	4,827	40,547	112,018	24,935
Household Income	\$54,258	\$40,420	\$43,855	\$44,580

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