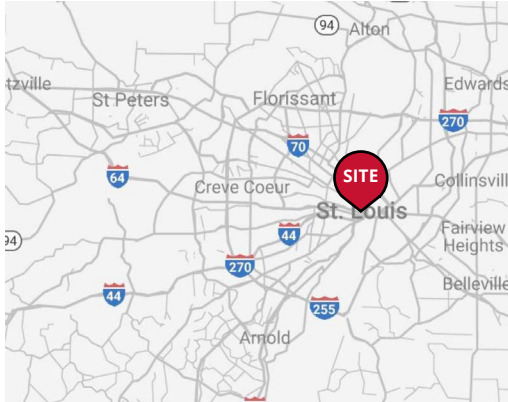


**Near Busch Stadium!**



**2023 DEMOGRAPHICS**

1 Mile | 3 Miles | 5 Miles



**Population**

13,953 | 84,034 | 218,630



**Daytime Population**

49,934 | 129,399 | 234,654



**Median Household Income**

\$69,148 | \$57,725 | \$52,692

**MIXED-USE FOR LEASE**

1014 Spruce Street | St. Louis, Missouri 63102

2,822 SF | Lease Rate: \$25.00/SF

**PROPERTY DETAILS**

Mixed-use development - Five stories of residential above grade level retail

Part of the vibrant Busch Stadium retail/entertainment node

Located at an exit off I-64

High-end apartments

Strong street presence

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# Site Plan

