

2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

28,420 | 145,937 | 308,347



Daytime Population

12,378 | 100,231 | 273,202



Median Household Income

\$59,641 | \$66,989 | \$66,739

RETAIL FOR LEASE

Gravois Plaza | 3843 Gravois Avenue | St. Louis, Missouri 63116

1,800 - 15,346 SF | Lease Rate: 1,800 - 5,760 SF – \$18.50/SF, NNN

15,346 SF Vacancy – Call for Details | Triple Nets: \$7.06/SF (2024 estimate)

PROPERTY DETAILS

2nd-generation restaurant space available

Grocery-anchored neighborhood center with
signalized access

Join recently renewed Rainbow & Dollar Tree

Great pylon signage available

Gravois Avenue - 17,949 VPD

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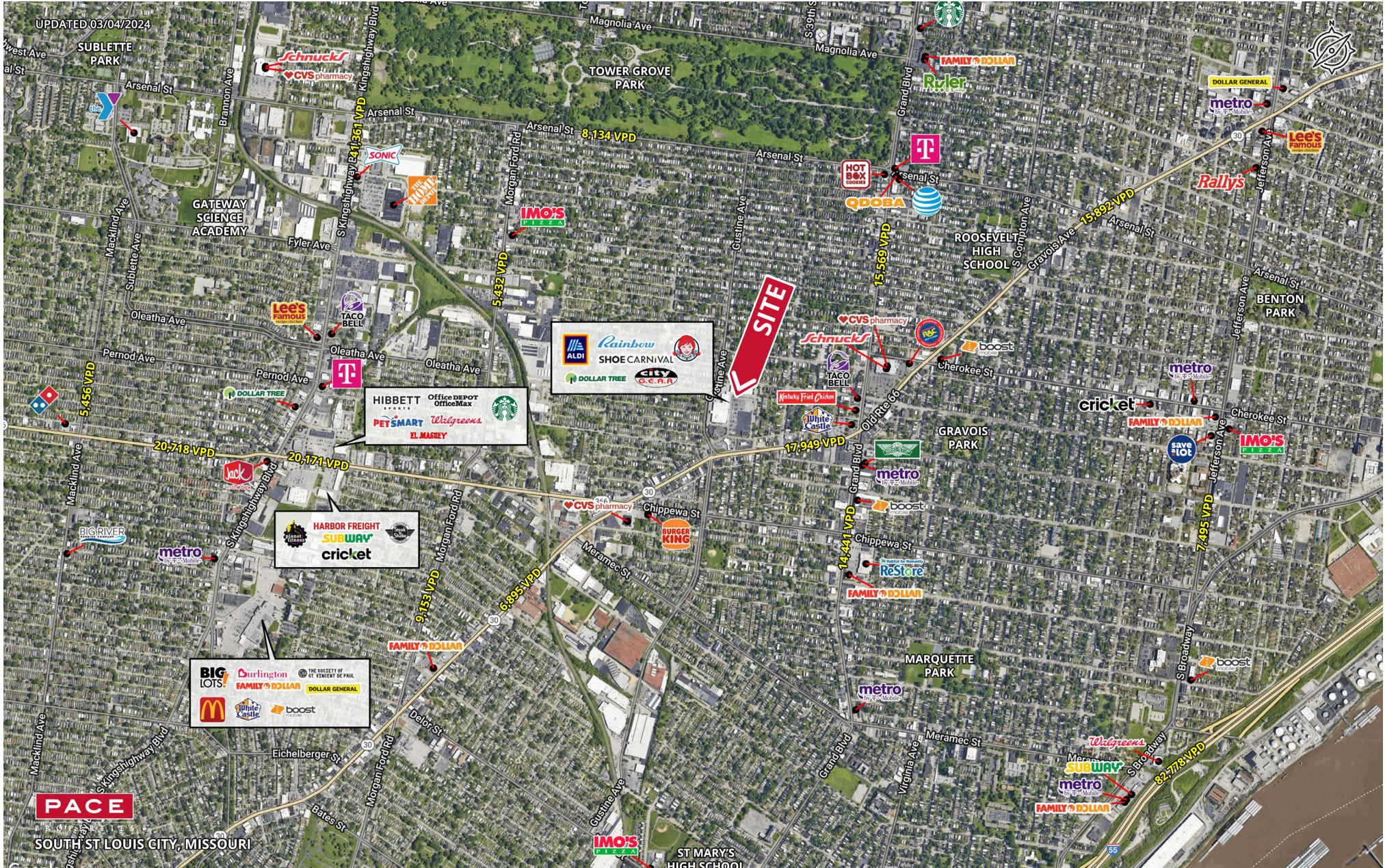
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PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

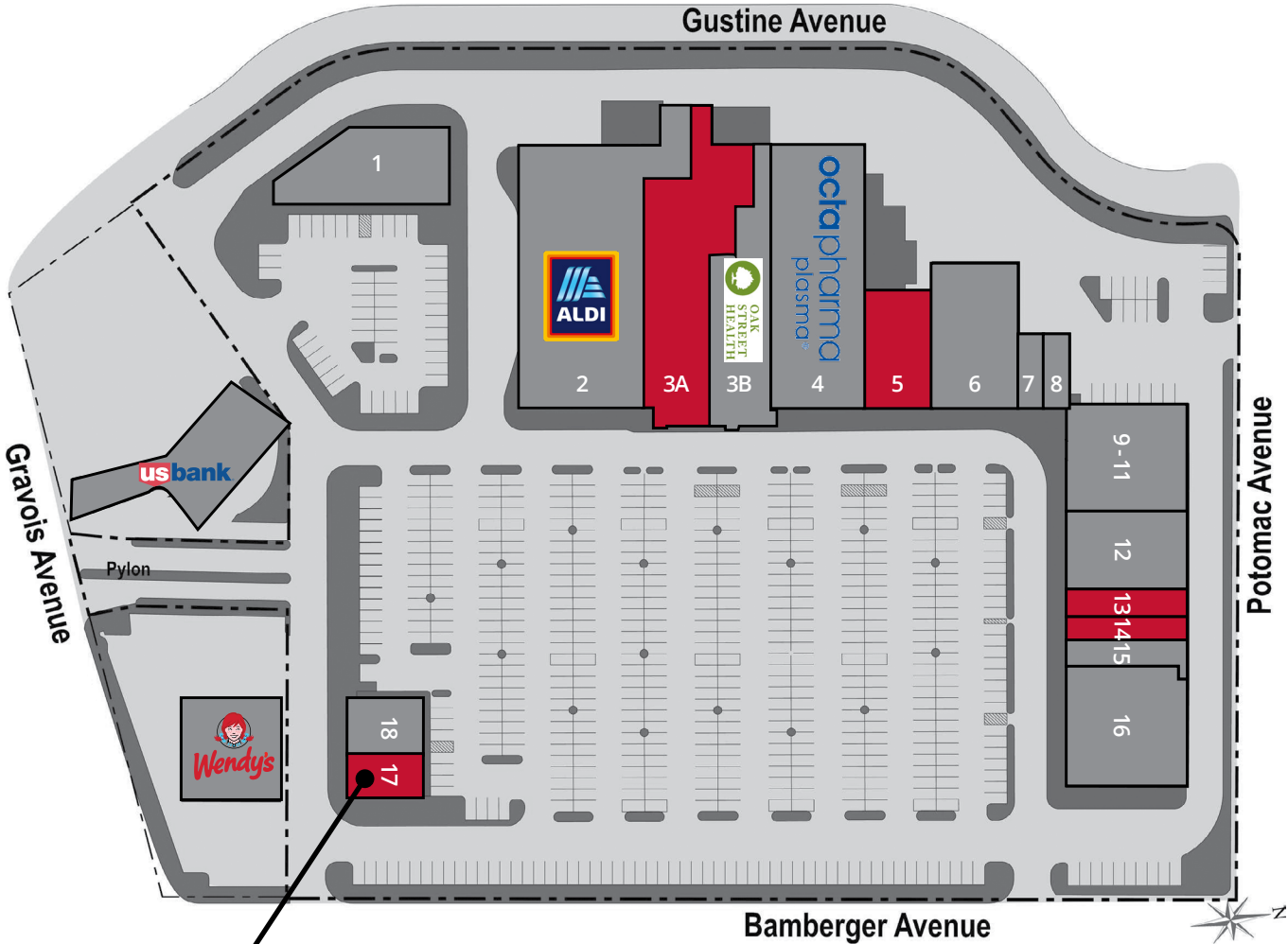
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Trade Area Aerial



Site Plan

Space	Status	SF
1	Hollywood Beauty	7,246
2	Aldi	26,688
3A	AVAILABLE	15,346
3B	Oak Street Health	8,950
4	Octapharma Plasma	14,069
5	AVAILABLE	5,760
6	Dollar Tree	8,400
7	China King	1,290
8	H&R Block	1,290
9 - 11	Rainbow	9,000
12	City G.E.A.R	6,500
13	AVAILABLE	2,500
14	AVAILABLE	2,000
15	WUTU Fashion	2,072
16	Shoe Carnival	9,928
17	AVAILABLE	1,800
18	America's Best	3,000



2nd-Generation Restaurant Space

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