

Shoppes at Old Webster

20 Allen Avenue | Suite 160 | 1,057 SF | Webster Groves, MO



AREA



CO/TENANTS



FEATURES



- Located in Downtown Old Webster, among upscale shops and restaurants (Straub's Market, Olive + Oak, The Block, CJ Muggs, Robust Wine Bar, etc.)
- Population is expanded by the significant daytime employment and Webster University student population.
- Part of a larger mixed-use development w/ retail, office & two-story parking deck; walkable/pedestrian-friendly area.

AVAILABILITY

Suite #	Sq.Ft.	Rent/SF	Annual
160	1,057	\$24.00	\$25,368

CONTACT

Michael R. Koch
314.968.0842 ext. 108
mkoch@novusdev.com



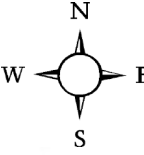
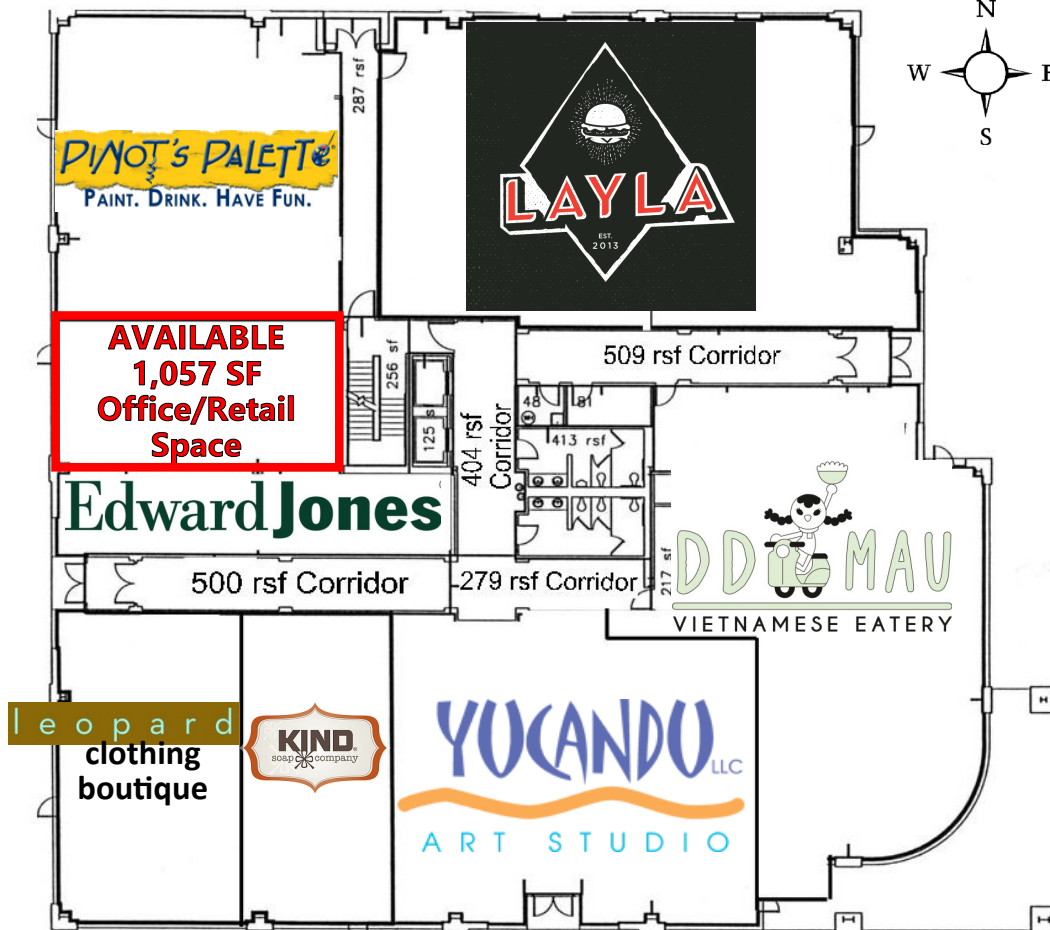
20 Allen Avenue, Suite 400
Webster Groves, MO 63119
www.novusdev.com

Shoppes at Old Webster

20 Allen Avenue | Suite 160 | Webster Groves, MO



Allen Avenue



First Floor of 4-story Office/Retail Building



CONTACT

Michael R. Koch
314.968.0842 ext. 108
mkoch@novusdev.com



20 Allen Avenue, Suite 400
Webster Groves, MO 63119
www.novusdev.com

Shoppes at Old Webster

20 Allen Avenue | Suite 160 | Webster Groves, MO



TRADE AREA DEMOGRAPHICS

1-Mile	3-Mile	5-Mile
11,370	97,991	267,778
Est. Population	Est. Population	Est. Population
\$132,372	\$107,445	\$105,996
Est. Average Income	Est. Average Income	Est. Average Income
4,306	43,780	119,001
Households	Households	Households

CONTACT

Michael R. Koch
314.968.0842 ext. 108
mkoch@novusdev.com



20 Allen Avenue, Suite 400
Webster Groves, MO 63119
www.novusdev.com