



RETAIL SPACE FOR LEASE  
**3949 Lindell Blvd**  
St. Louis, Missouri



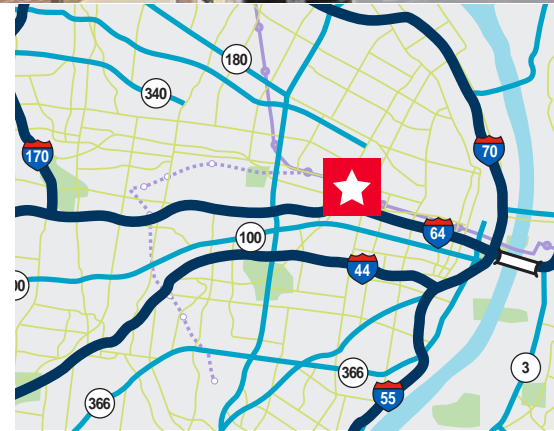
**3949 Lindell Blvd / St. Louis, MO 63108**

**2,583 SF Available**

**Aggressive pricing - Contact broker for additional information**

**Property Highlights**

- Located on the main retail corridor for Midtown St. Louis and SLU campus, close to Central West End
- Newer Mixed-Use Property with ~300 residents
- Ample Off Street Parking in attached garage
- Bustling Daytime Population close to major businesses, hospitals, universities, and more



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**cushmanwakefield.com**

### Demographics

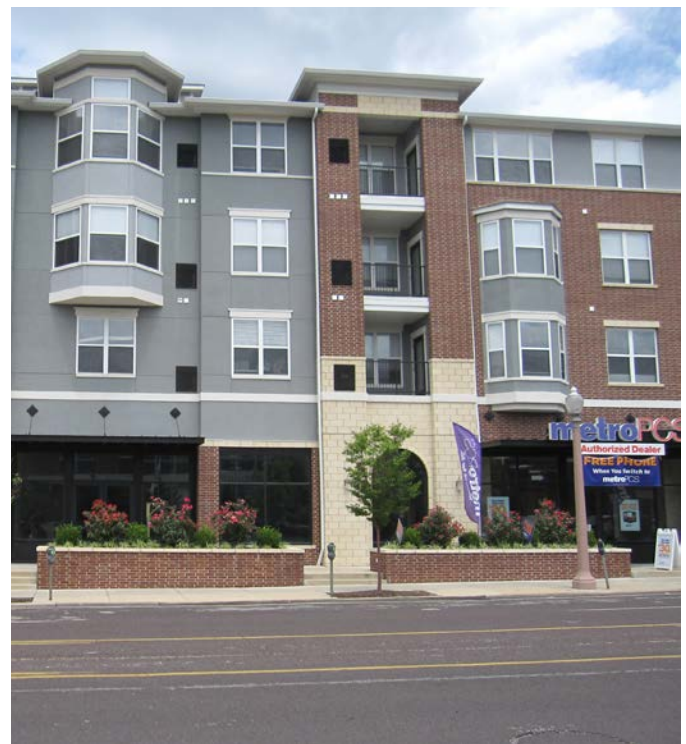
	1 Mile	3 Miles	5 Miles
Daytime Population	28,057	177,325	290,698
Population	20,000	154,491	290,698
Average HH Income	52,538	47,517	52,197

### Traffic Count

<b>Lindell</b>	18,700 VPD
<b>Vandeventer</b>	23,400 VPD

### Nearby Business

<b>SLU Campus</b>	<i>Students</i>	13,400
	<i>Faculty</i>	2,000
	<i>Staff</i>	6,000
<b>Barnes Jewish Hospital</b>	<i>Employees</i>	9,300
	<i>Doctors/Residents</i>	2,300
<b>Children's Hospital</b>	<i>Admissions</i>	53,300
	<i>Employees</i>	2,900
	<i>Doctors/Residents</i>	2,000
<b>Wash U Medical Campus</b>	<i>Admissions</i>	10,500
	<i>Employees</i>	8,913
	<i>Students</i>	1,360
<b>Other Businesses</b>	BJC, DuPont, Cambridge Innovation Community, VA Hospital, Chase Park Plaza, and several others	



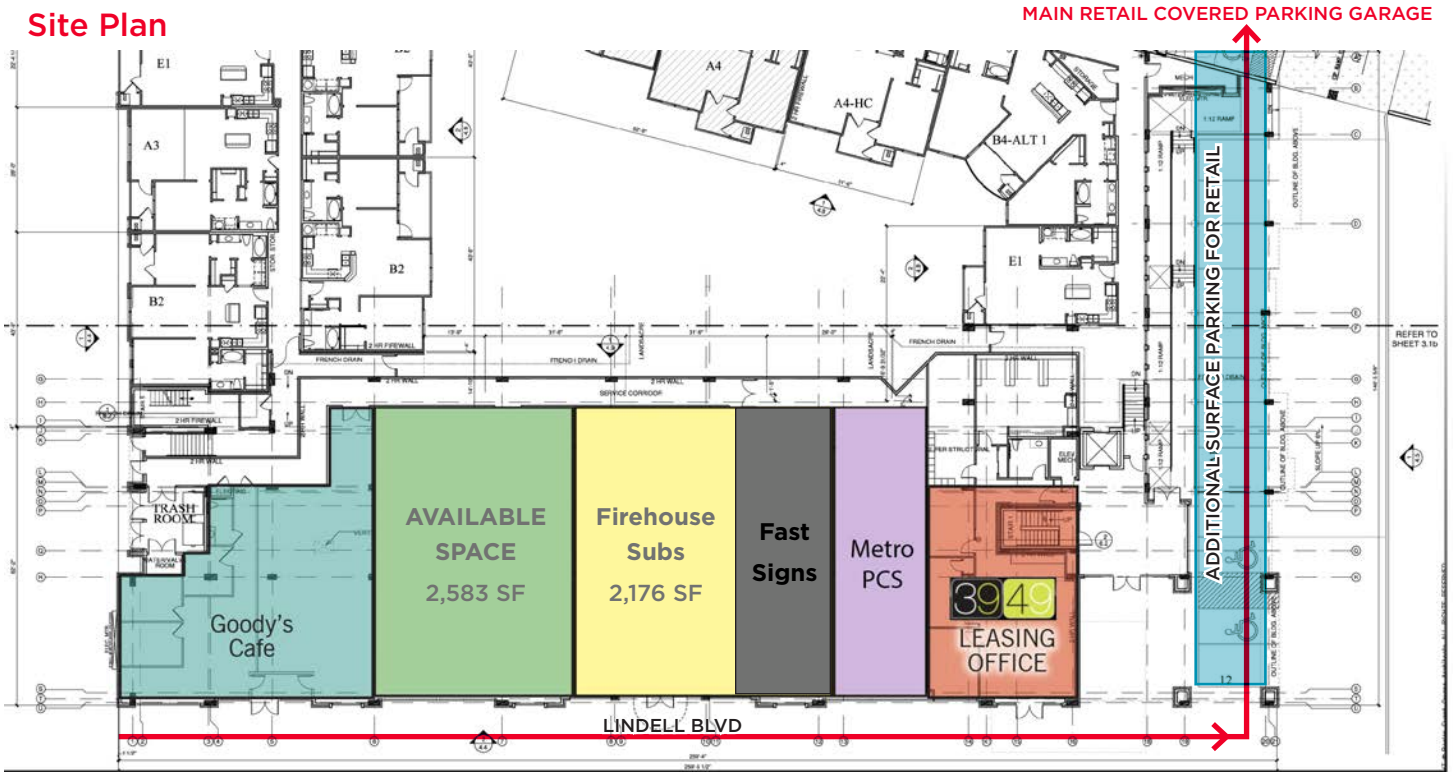




**CUSHMAN & WAKEFIELD**

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**Site Plan**

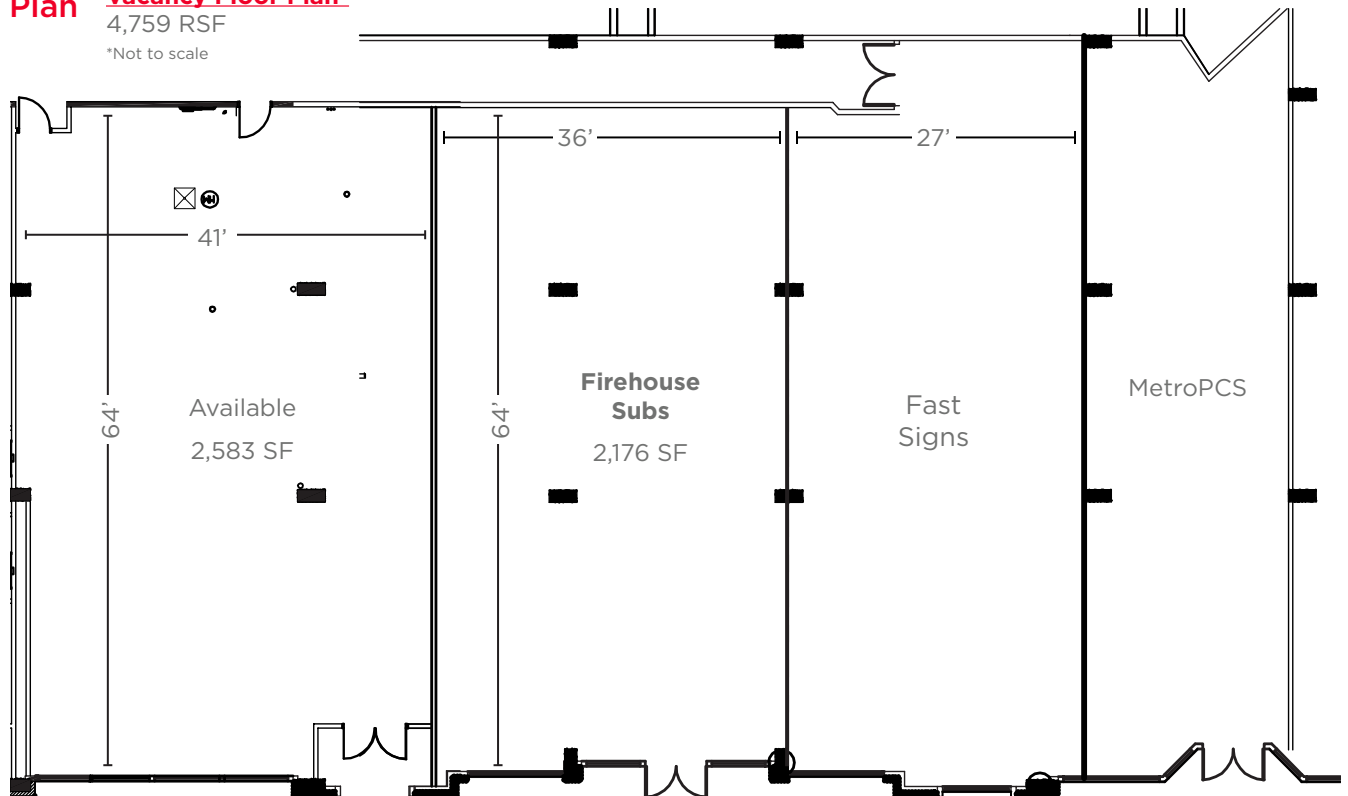


**Floor Plan**

**Vacancy Floor Plan\***

4,759 RSF

\*Not to scale



**Location Aerial**



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