

Chippewa Shopping Center



7057 CHIPPEWA ST, SAINT LOUIS, MO 63119

COVER PAGE

For Lease



For more information please contact:

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PROPERTY SUMMARY

Available SF:	50 - 77,000 SF
Lease Rate:	Negotiable
Lot Size:	12.484 Acres
Building Size:	147,920 SF
Year Built:	2001
Zoning:	Commercial
Market:	Saint Louis
Sub Market:	Shrewsbury
Cross Streets:	Creighton Dr

PROPERTY OVERVIEW

Great Retail Center located in St Louis in the Shrewsbury area.
"AS IS"

NNN = \$2.75

Owner/Agent

PROPERTY HIGHLIGHTS

- Great Visibility.
- Easy Access.
- High Traffic Area.
- Signalized Intersection.
- Corner Lot.

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LEASE SPACES

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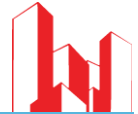
LEASE INFORMATION

Lease Type: NNN; Gross Lease Term: Negotiable
Total Space: 50 - 77,000 SF Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7057	Available	77,000 SF	NNN	Negotiable	End-Cap.
Out Parcel	Available	1,500 - 4,500 SF	NNN	Negotiable	Out-Parcel.
Proposed Retail	Available	10,000 - 25,000 SF	NNN	Negotiable	Proposed Retail.
ATM / Kiosk	Available	50 SF	Gross	Negotiable	ATM / Kiosk.

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SITE PLAN

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RETAILER MAP



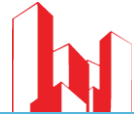
Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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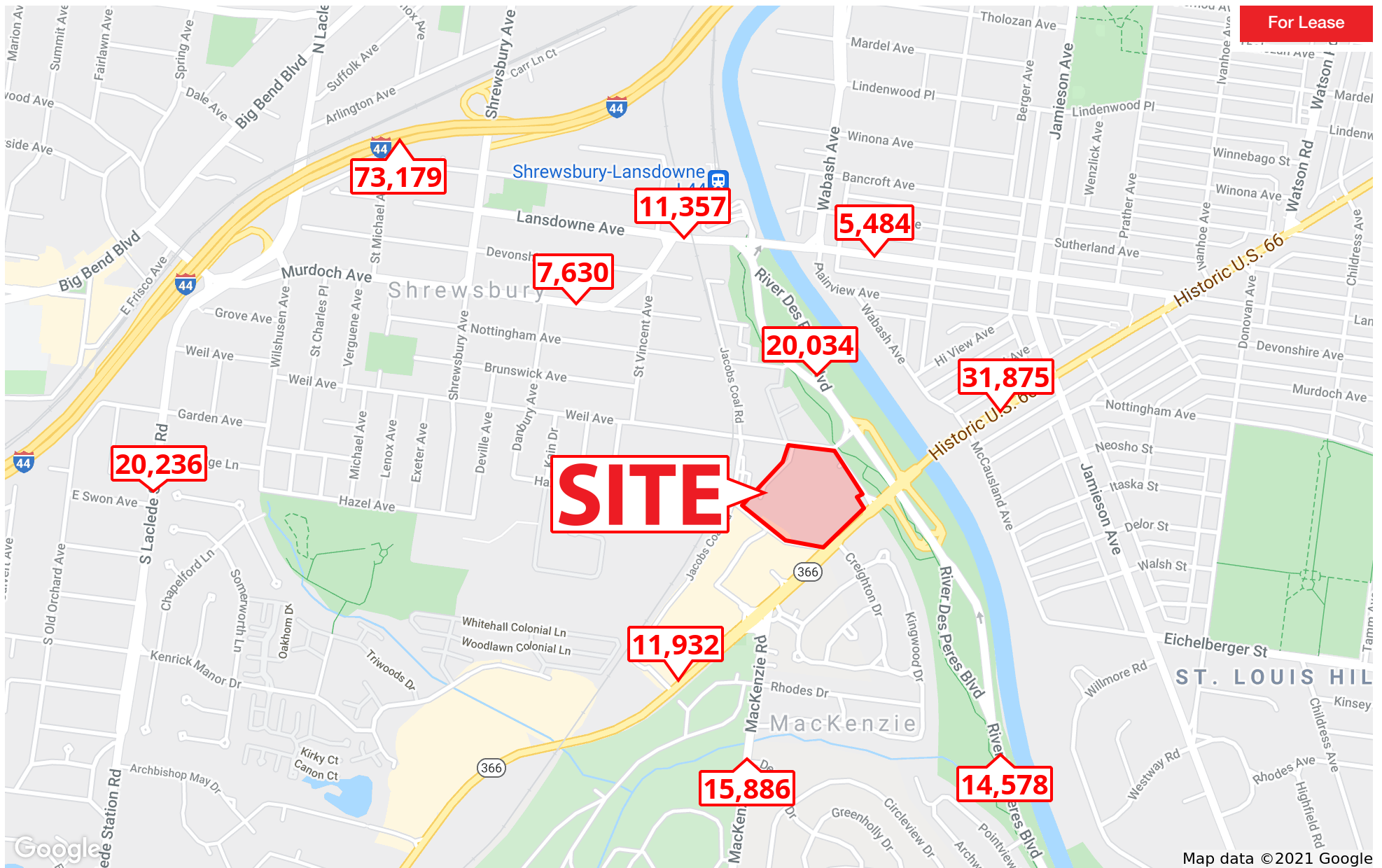


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TRAFFIC COUNT MAP



Map data ©2021 Google

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DEMOGRAPHICS MAP & REPORT

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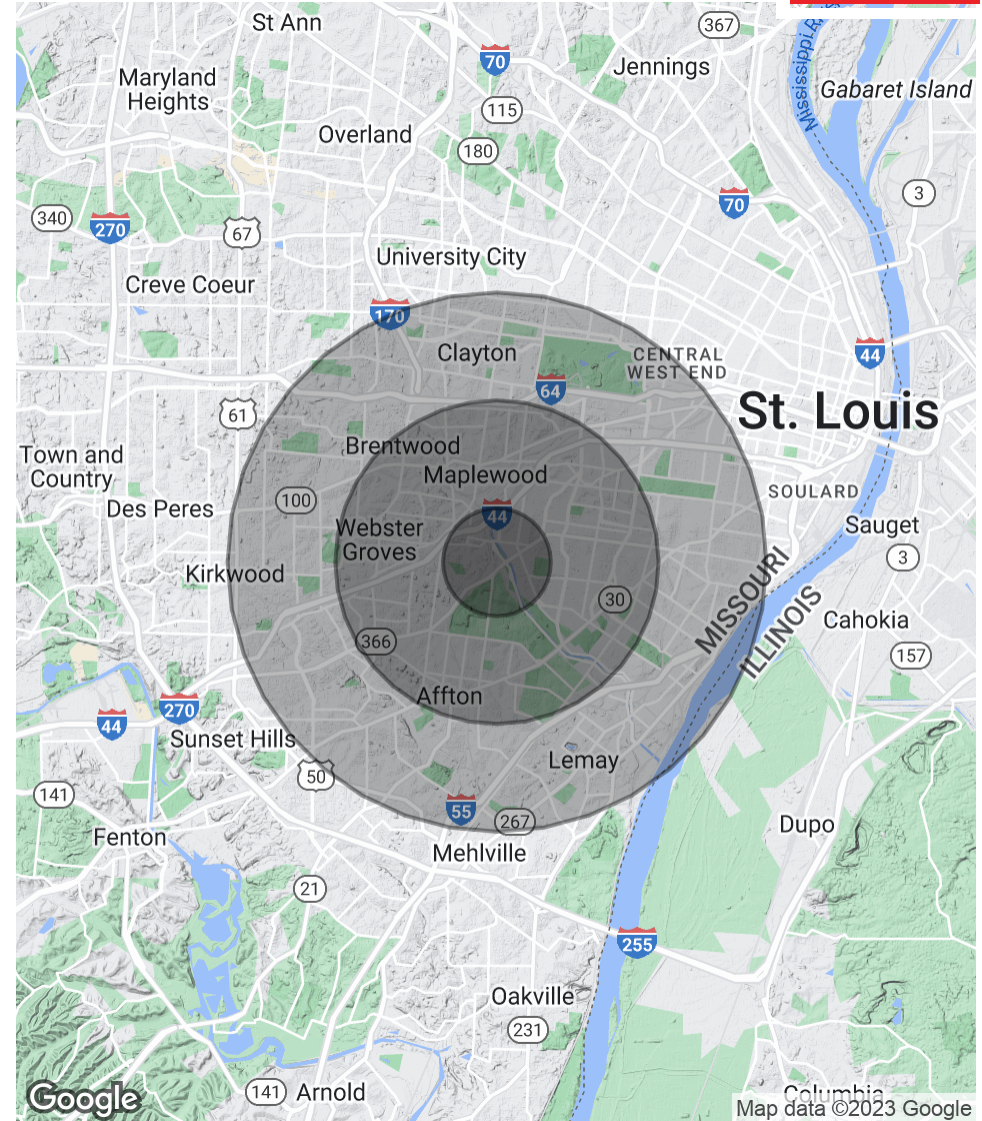
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,822	143,342	364,409
Average age	39.3	38.4	38.1
Average age (Male)	35.6	36.0	36.1
Average age (Female)	42.4	40.6	39.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,964	67,637	164,075
# of persons per HH	2.1	2.1	2.2
Average HH income	\$64,353	\$61,396	\$68,263
Average house value	\$187,757	\$172,731	\$219,393

* Demographic data derived from 2020 ACS - US Census





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EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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