

Join 1st Floor Tenant  
Kingside Express!



## 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

19,129 | 132,558 | 329,420



### Daytime Population

13,007 | 144,190 | 317,553



### Median Household Income

\$69,375 | \$82,431 | \$77,625

## OFFICE FOR LEASE

6170 Delmar Boulevard | St. Louis, Missouri 63112  
2nd Floor - 1,140 SF | Call for Details

### PROPERTY DETAILS

Second story office or retail space available for lease

Located in the heart of the Delmar Loop, surrounded by retail, dining, & entertainment

Growing daytime population

Close proximity to top universities - Washington University, & St. Louis University

Delmar Blvd - 16,189 VPD | Skinker Blvd - 22,741 VPD

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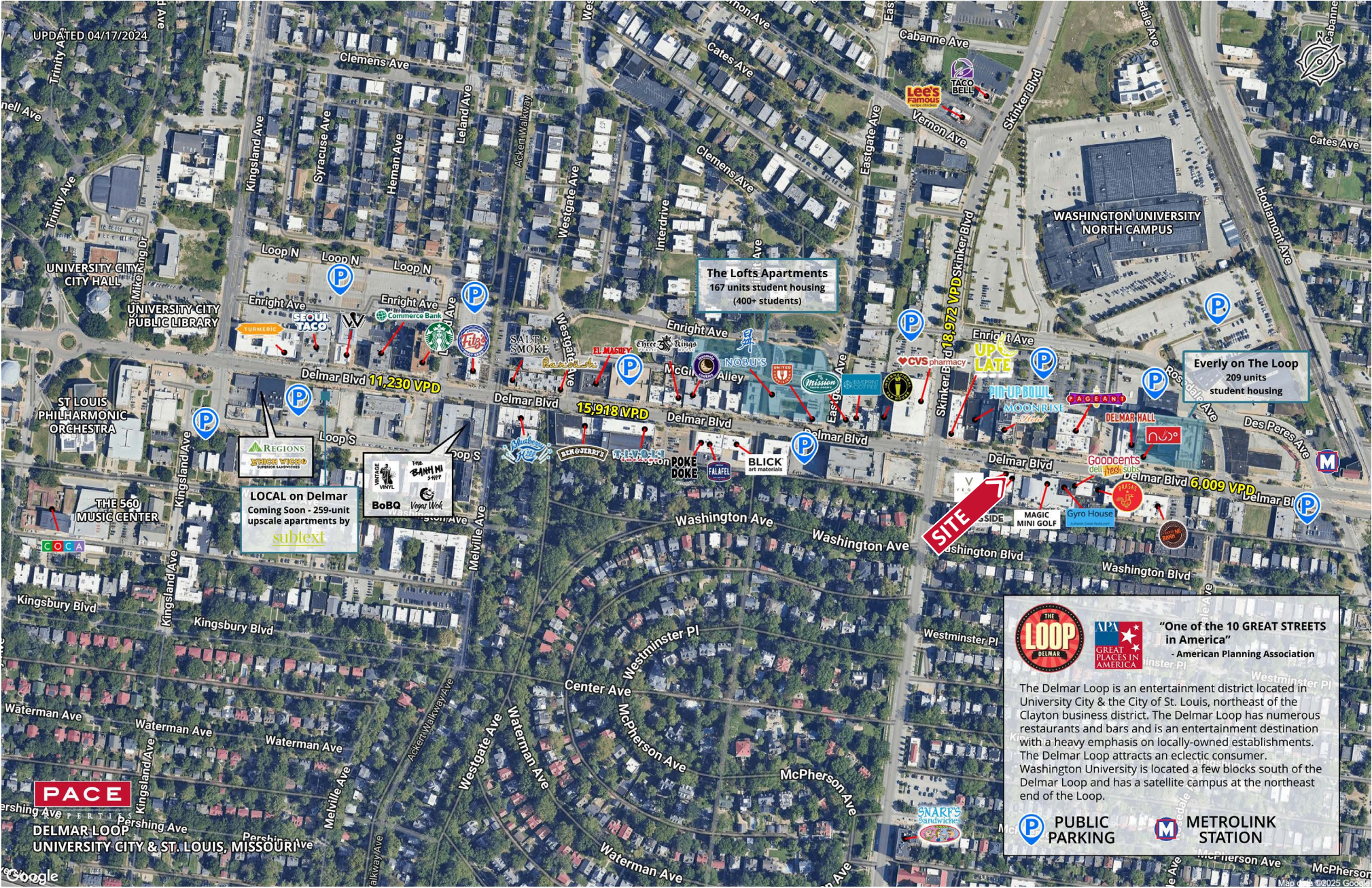
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# Trade Area Aerial



# Second Story - Floor Plan

