



Real Estate  
Brokerage  
Representation  
Consulting  
Management  
Development

FRIEDMAN  
GROUP, LTD.

**AVAILABLE**  
**314.367.2800**

**+/- 2,250 SQ. FT. 1ST FLOOR RETAIL / OFFICE SPACE - SOULARD**



## **2028 S 12TH STREET AT RUSSELL, SOULARD, ST. LOUIS**

- 1st Floor Corner Retail / Office +/-2,250 sq. ft.
  - Great for Retail / Restaurant
  - The Most Recognizable Corner in Soulard!
- Perfect for coffee shop, café, restaurant, store
- Close to several Soulard landmark destinations
- PATIO space available in rear
- 110,000 + Population within 5-minute drive
- 140,000+ Daytime Employees within 5-minute drive

**Flyer on the web: [www.friedmangroup.com/2020-12thstreet.html](http://www.friedmangroup.com/2020-12thstreet.html)**

**FOR LEASE: \$3,000 / mo NNN or**  
**FOR SALE (ENTIRE BUILDING +/-4,500 Sq. Ft.): \$410,000**

**Contact: Adam Charnack**

*Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that lessee investigate fully.*

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