



Real Estate  
Brokerage  
Representation  
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Management  
Development

FRIEDMAN  
GROUP, LTD

**AVAILABLE**  
**314.367.2800**

**2,071 +/- Sq. Ft. First Floor Restaurant Space in Soulard**



**1926—1928 S. 12th Street  
St. Louis, MO 63104**

**Lease Price \$12.00 per SF, NNN**

- Fantastic First Floor Space Ready for Casual or Fine Dining, Coffee Shop or Café
- Space Currently Contains a Bar Area with Separate Dining Room, and Kitchen and Food Preparation/Storage Areas
- Can be Combined with Adjacent Space for up to 3,280 Sq. Ft.

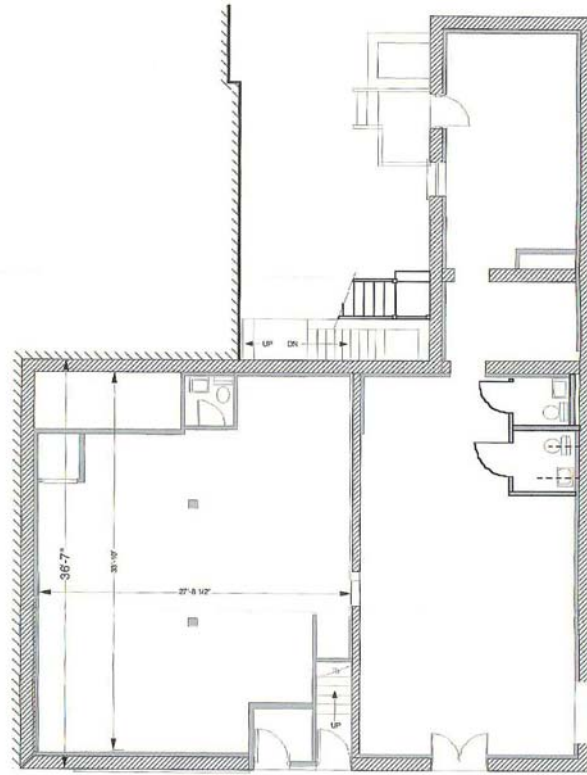
<b>Demographics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	15,899	113,056	291,965
Total Households	7,092	45,325	120,807
Average Household Income	\$53,765	\$42,529	\$46,576

**For Additional Information Contact**

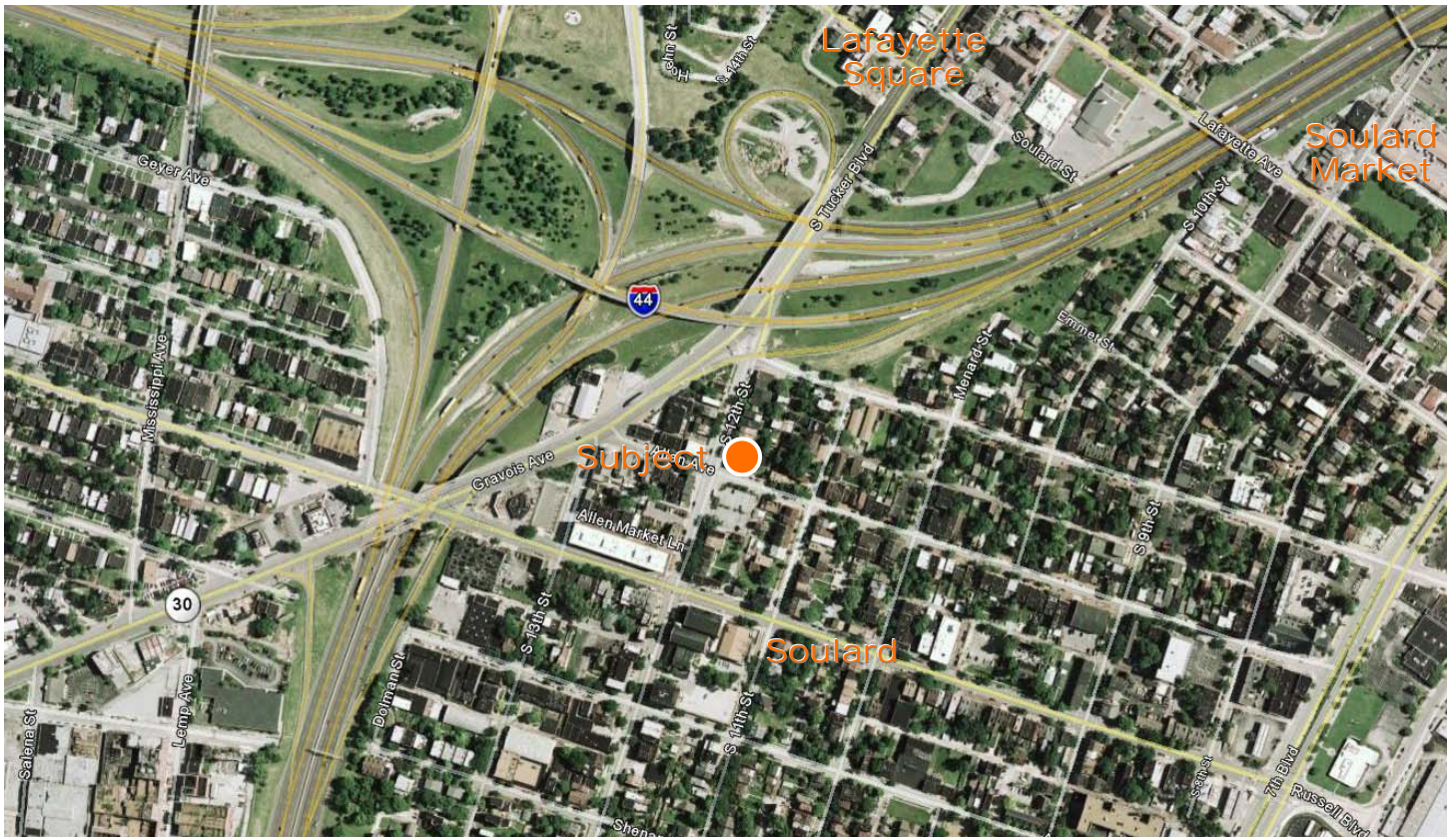
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Information contained herein has been obtained from the owner of the property or from other sources and is subject to change without notice. The broker and owner do not guarantee the accuracy of this information. Owners and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser/tenant investigate fully.



1<sup>st</sup> Floor Plan



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