

5601 S. Broadway  
ST. LOUIS MO 63111

**1,072 SF OF CORNER RETAIL/OFFICE**



## LOCATION OVERVIEW

Located in the Central Carondelet Historic District, less than 4 miles from Downtown St. Louis on S. Broadway as it curves along the Mississippi River Bluffs, this area was once home to River Boat Pilots, who moored their steamboats near their residences. Historic Bellerive Park, spanning 8.67 acres, provides access to some of the most scenic Riverscape Vista along the Mississippi River, and the park is only one block away. The area is well known as the "retirement" center of St. Louis, with many senior care facilities. Situated at the signalized intersection of S. Broadway and Bates Street, the property offers easy access.

## PROPERTY HIGHLIGHTS

- 1072 SF Corner Retail/Office
- High-traffic location with 8,597 VPD on S. Broadway
- New storefront featuring 19-foot frontage on S. Broadway
- Insulated storefront windows
- Old World charm interior with exposed brick and wood floors
- ADA-compliant restroom
- High ceilings measuring 12 feet
- All building systems have been upgraded
- Unique LED lighting and ceiling fans
- Split HVAC system, new 3-ton unit
- 200-amp electrical service
- Basement storage available
- Free parking at the rear of the building



**CARDINAL REALTY GROUP**  
REAL ESTATE & ACQUISITIONS  
WITHOUT LIMITATIONS

For more information, please contact:



**HAL HANSTEIN**

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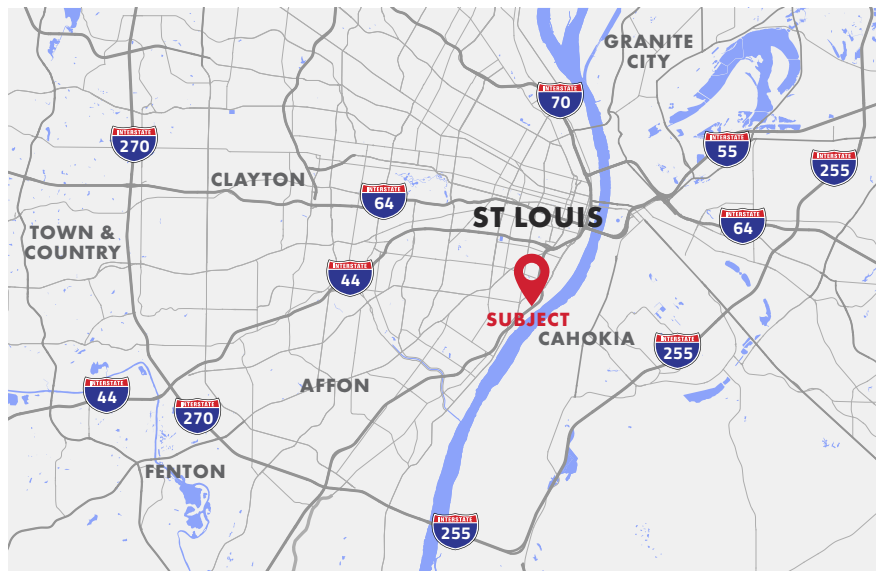
Website: [www.cardinalrealtygroup.com](http://www.cardinalrealtygroup.com)





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## DEMOGRAPHICS

U.S Census 2025	5 Min	10 Min	15 Min
Population	31,226	162,424	387,823
Households	14,483	78,619	188,767
Average HH Income	\$76,218	\$89,159	\$93,863
Number of Business	646	6,364	15,488
Number of Employees	7,268	118,602	273,069



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## INTERIOR PHOTOS



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