



The Shoppes at Old Webster

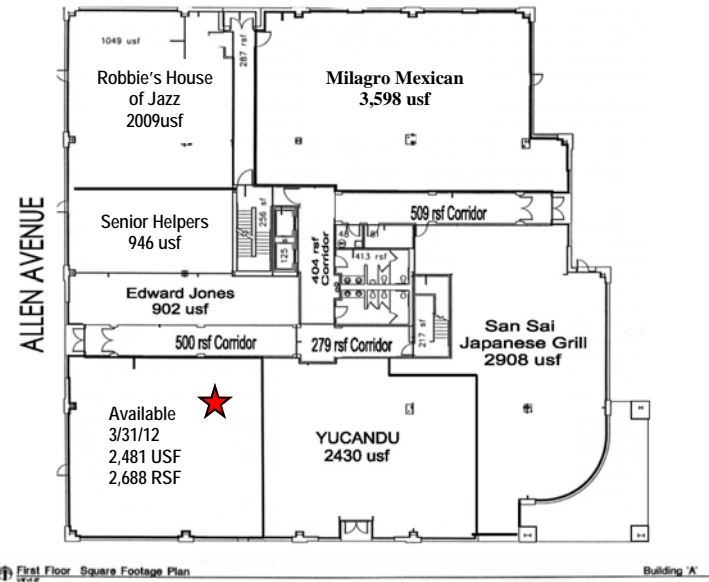
Retail Space Available - 3/31/2012
2,481 USF/2,688 RSF

Prime Office Space!

Located in Old Webster Groves
Suite 202 Approx. 2,891 rsf/2,559 usf
Suite 330 Approx. 1,259 sf



The Shoppes at Old Webster



20 Allen Avenue ~ Webster Groves, MO 63119
73,959 square feet Retail/Office Development

Contact:

Peter Sebelski
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314 968 0842

Jennifer Heilweck
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- Major Retail Tenants: St. Louis Bread Company, Gymboree, San Sai Japanese Grill Restaurant, Milagro Mexican Restaurant
- Average Household Income: \$89,114 within 3 mile radius
- Population: 104,015 within 3 mile radius
- Picturesque urban setting in pedestrian-friendly upscale district



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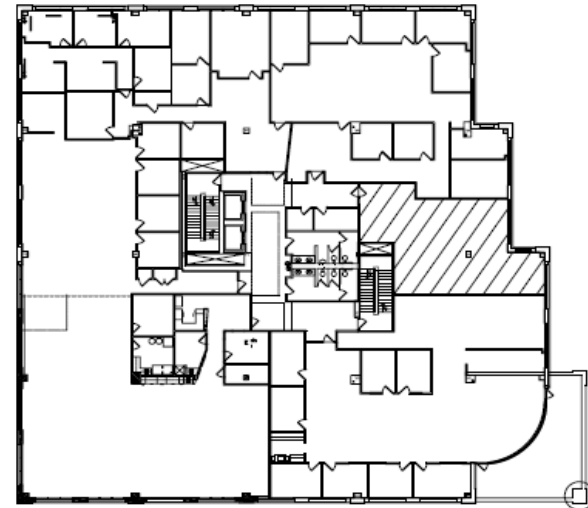
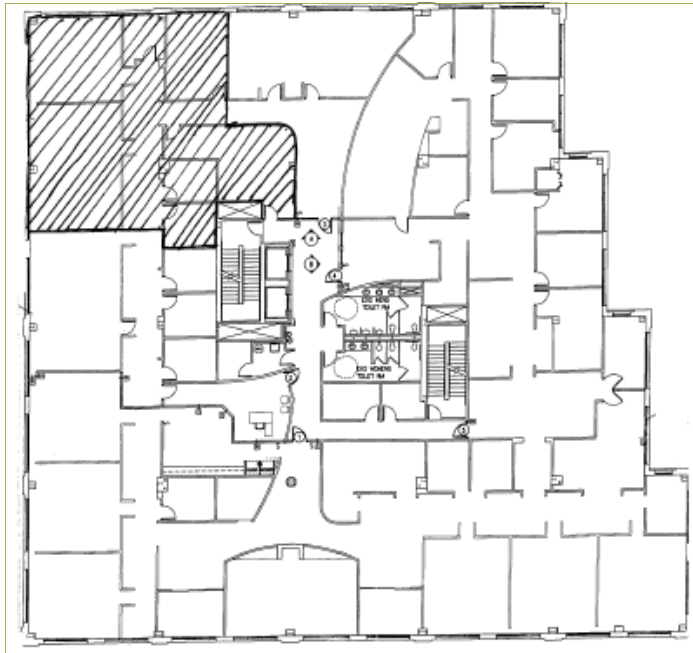
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73,959 square feet Retail/Office Development

Suite 330

Approximately 1,259 sf office @ \$22.00psf

Suite 202

Approximately 2,559 usf /2,891 rsf @ \$22.00 psf



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For More Information Please Call: (314) 968-0842

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Ph: (314) 968-0842 Fax: (314) 963-0241 www.novusdev.com



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Webster Groves, MO 63119



Travel Distances and Times

St.Louis Airport	12.98 miles	21 minutes
Busch Stadium	12.01 miles	19 minutes
I-40/270	15.51 miles	21 minutes
I-44/270	9.37 miles	14 minutes
Westport Plaza	17.53 miles	24 minutes

- Average Household Income: \$89,114 within 3 mile radius
- Population: 104,015 within 3 mile radius
- Picturesque urban setting in pedestrian-friendly upscale district
- Centrally located

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