

Available
FOR LEASE

PELICAN COURT

RETAIL / RESTAURANT SPACE: 16,676 SF
OFFICE SPACE: 18,600 SF
2232-2256 SOUTH GRAND BLVD., ST. LOUIS, MISSOURI 63104



FEATURES

- Location** Located in the heart of the historic South Grand corridor, and just blocks from the St. Louis University Medical Center and the I-44/Grand exit, Pelican Court sits on a prominent corner, adjacent to the Compton Heights neighborhood. A new freestanding Starbucks is under construction two blocks south of this site.
- Exposure** With the historic Pelican Building and New Building situated directly on Grand, the storefront / signage exposure and visibility will be outstanding.
- Access** The site is accessible via a traffic light at Shenandoah, and curb cuts on both Shenandoah and Vanderburgh.
- Traffic Count** The site enjoys a high traffic count of 27,794 vehicles per day.
- Parking** Pelican Court will offer tenants and customers 150 convenient and free off-street parking spaces, exceptional for an urban location.
- Tenancy** Pelican Court will attract a unique and quality mix of restaurants, retailers and office users that recognize the significant potential this location offers in key demographic criteria – population density, affluent households and daytime employment.
- Construction** Pelican Court is renovating the historic 3-story Victorian red-brick Pelican Building, and is designing and building the 2-story New Building to complement the Pelican Building, with a new courtyard that incorporates outdoor patio dining between the buildings.

FOR MORE
INFORMATION
PLEASE
CONTACT

Richard Robinson
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AERIAL

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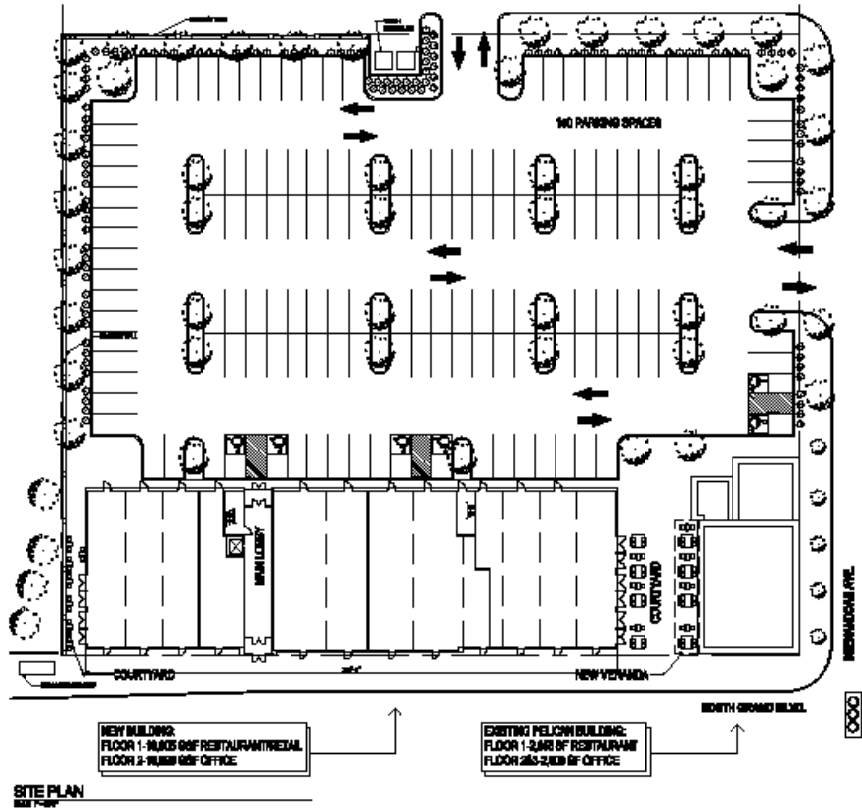
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 **First & Main**
PROPERTIES

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2015 DEMOGRAPHICS

	1 - Mile	1.5 - Mile	2 - Mile
Population	25,239	49,259	83,492
Households	11,392	22,671	37,522
Households with \$50K+ Income	4,674	8,591	13,050
Average Household Income (\$)	58,165	53,774	49,924
Daytime Employment (2014)	9,566	21,394	55,550

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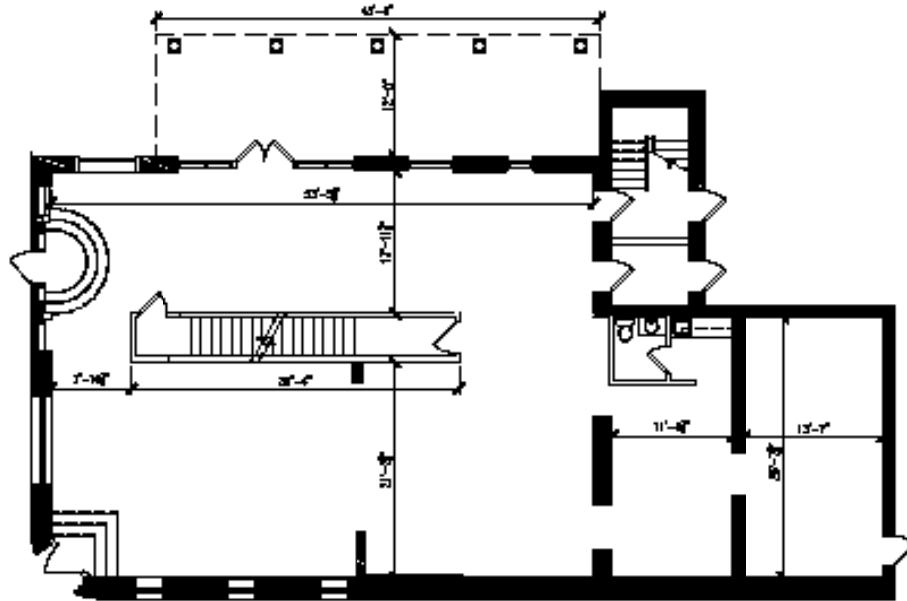


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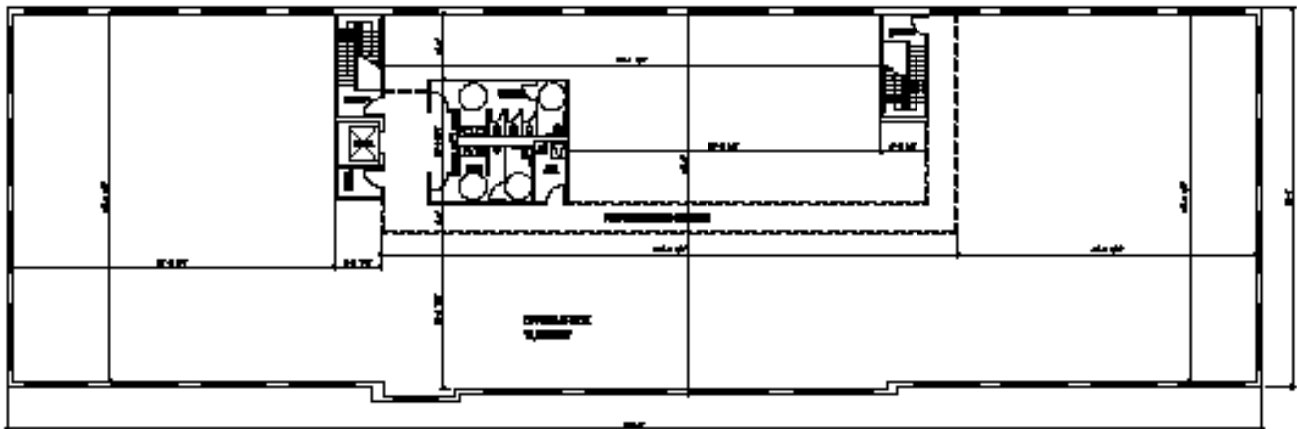
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Pelican Building

1/20/24



SECOND FLOOR PLAN
2/2/24

New Building

FLOOR PLANS

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COURTYARD ELEVATIONS

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