

FOR LEASE

HUMPHREY'S TAVERN &
RESTAURANT



3700 LACLEDE AVE.

ST. LOUIS, MO 63108

- Former Humphrey's Restaurant & Tavern, at the corner of Laclede and Spring. This storied watering hole is now available for long term lease
- Approximately 9,000 SF on two floors
- 13,000 SLU students directly across the street
- 22 car parking

LEASE RATE: \$10,000.00/MONTH NNN

CONTACT

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3700 Laclede Ave.
 Humphrey's
 Restaurant & Tavern
 St. Louis, MO 63108

= SLU Campus
 = SITE (3700 Laclede)
 = Traffic Counts

Saint Louis University

12,914 Students

- 8,248 Undergraduate
- 4,666 Graduate

* 63% from Outside of Missouri
 * 7% from outside of US (77 Countries)

SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.6350/-90.2376

RS1

3700 Laclede Ave

St. Louis, MO 63108

1 mi radius 3 mi radius 5 mi radius

| | 1 mi radius | 3 mi radius | 5 mi radius | |
|----------------------------|---|-------------|-------------|----------|
| POPULATION | 2016 Estimated Population | 15,807 | 155,583 | 334,294 |
| | 2021 Projected Population | 16,123 | 162,116 | 344,469 |
| | 2010 Census Population | 15,364 | 152,354 | 336,093 |
| | 2000 Census Population | 13,170 | 164,145 | 366,400 |
| | Projected Annual Growth 2016 to 2021 | 0.4% | 0.8% | 0.6% |
| | Historical Annual Growth 2000 to 2016 | 1.3% | -0.3% | -0.5% |
| | 2016 Median Age | 30.4 | 34.5 | 34.3 |
| HOUSEHOLDS | 2016 Estimated Households | 6,634 | 73,791 | 152,751 |
| | 2021 Projected Households | 6,715 | 76,198 | 156,715 |
| | 2010 Census Households | 6,097 | 69,056 | 147,184 |
| | 2000 Census Households | 5,633 | 69,398 | 153,057 |
| | Projected Annual Growth 2016 to 2021 | 0.2% | 0.7% | 0.5% |
| | Historical Annual Growth 2000 to 2016 | 1.1% | 0.4% | - |
| RACE AND ETHNICITY | 2016 Estimated White | 46.7% | 37.1% | 44.3% |
| | 2016 Estimated Black or African American | 41.9% | 55.9% | 47.8% |
| | 2016 Estimated Asian or Pacific Islander | 8.8% | 3.6% | 3.9% |
| | 2016 Estimated American Indian or Native Alaskan | 0.2% | 0.2% | 0.2% |
| | 2016 Estimated Other Races | 2.5% | 3.2% | 3.8% |
| | 2016 Estimated Hispanic | 2.3% | 2.7% | 3.6% |
| INCOME | 2016 Estimated Average Household Income | \$41,421 | \$52,774 | \$55,630 |
| | 2016 Estimated Median Household Income | \$27,675 | \$37,290 | \$41,433 |
| | 2016 Estimated Per Capita Income | \$18,638 | \$25,425 | \$25,722 |
| EDUCATION (AGE 25+) | 2016 Estimated Elementary (Grade Level 0 to 8) | 5.1% | 4.5% | 4.7% |
| | 2016 Estimated Some High School (Grade Level 9 to 11) | 11.4% | 10.6% | 10.1% |
| | 2016 Estimated High School Graduate | 20.1% | 22.1% | 23.3% |
| | 2016 Estimated Some College | 20.7% | 21.9% | 21.7% |
| | 2016 Estimated Associates Degree Only | 5.2% | 6.1% | 6.4% |
| | 2016 Estimated Bachelors Degree Only | 19.3% | 19.0% | 18.5% |
| | 2016 Estimated Graduate Degree | 18.2% | 15.8% | 15.3% |
| BUSINESS | 2016 Estimated Total Businesses | 1,897 | 11,433 | 17,737 |
| | 2016 Estimated Total Employees | 36,324 | 199,314 | 276,517 |
| | 2016 Estimated Employee Population per Business | 19.2 | 17.4 | 15.6 |
| | 2016 Estimated Residential Population per Business | 8.3 | 13.6 | 18.8 |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.