Greentree Center

10316 Manchester Road | Kirkwood, MO



CO/AREA TENANTS

CLARK ANIMAL HOSPITAL | OBERWEIS DAIRY | Exquisite Nails | Great Clips | DUTCH BROS Coffee | DANCE CENTER Of Kirkwood | Panera BREAD | Magnolia FAMILY DENTAL | Schnucks

TRAFFIC COUNTS

Manchester Road: 28,791 VPD | Woodlawn Avenue: 6,738 VPD

FEATURES

- Located at signalized intersection, across the street from Schnuck's & Panera
- Excellent demographics (Kirkwood / Warson Woods / Glendale)
- Strong visibility from Manchester Road & Woodlawn Avenue
- Manchester Road improvements recently completed, making the site more pedestrian-friendly and aesthetic.

AVAILABILITIES

Suite #	Square Feet	Previous Use
10300 (lower level)	1,197	Office
10316 (main level)	2,139	Office
10318	11,101	Martial Arts Gym

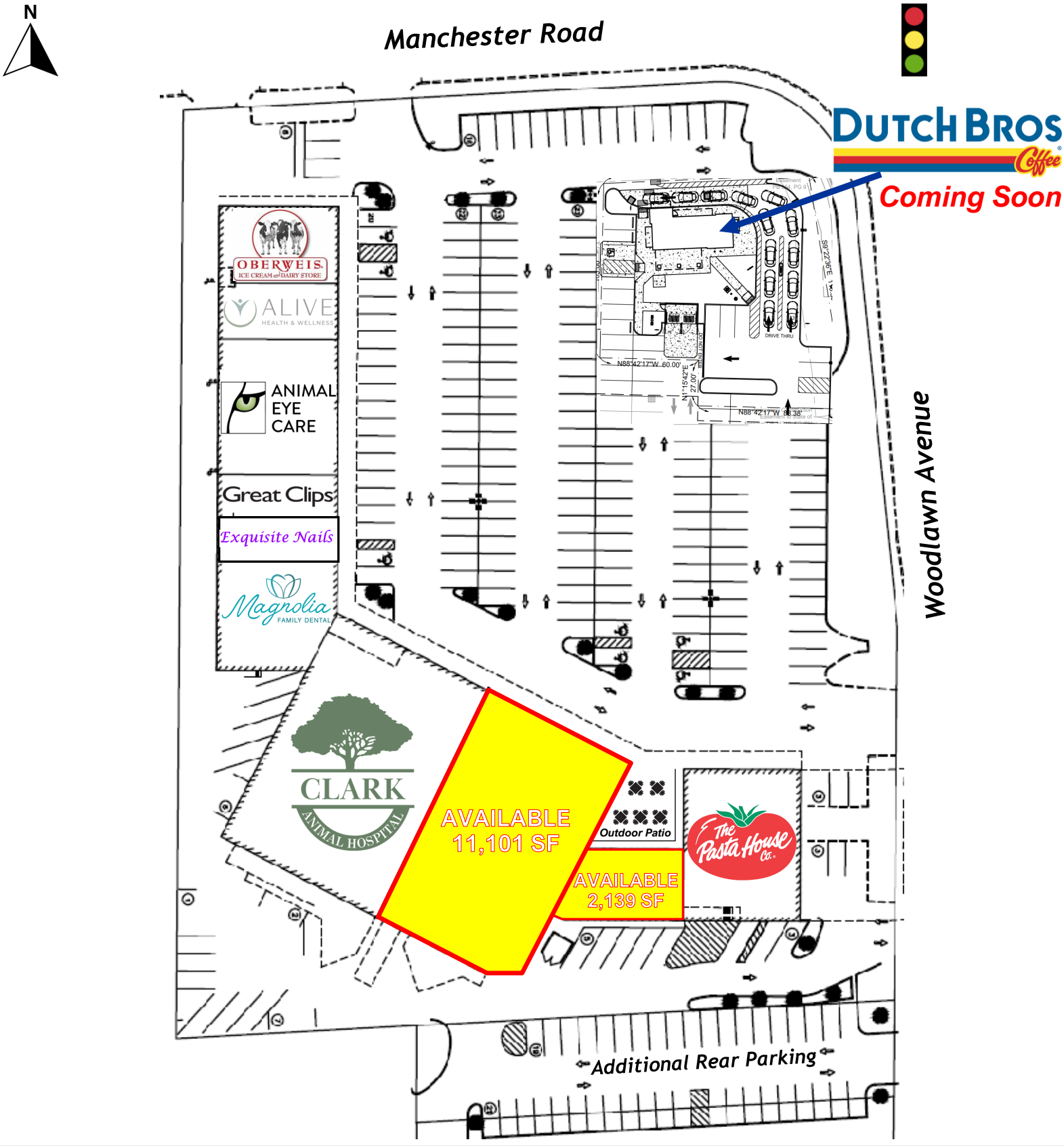
DO NOT DISTURB TENANT

CONTACT
Michael Koch
C: 314.281.1502
mkoch@novusdev.com

NOVUS PROPERTIES
20 Allen Avenue, Suite 400
Webster Groves, MO 63119
www.novusdev.com

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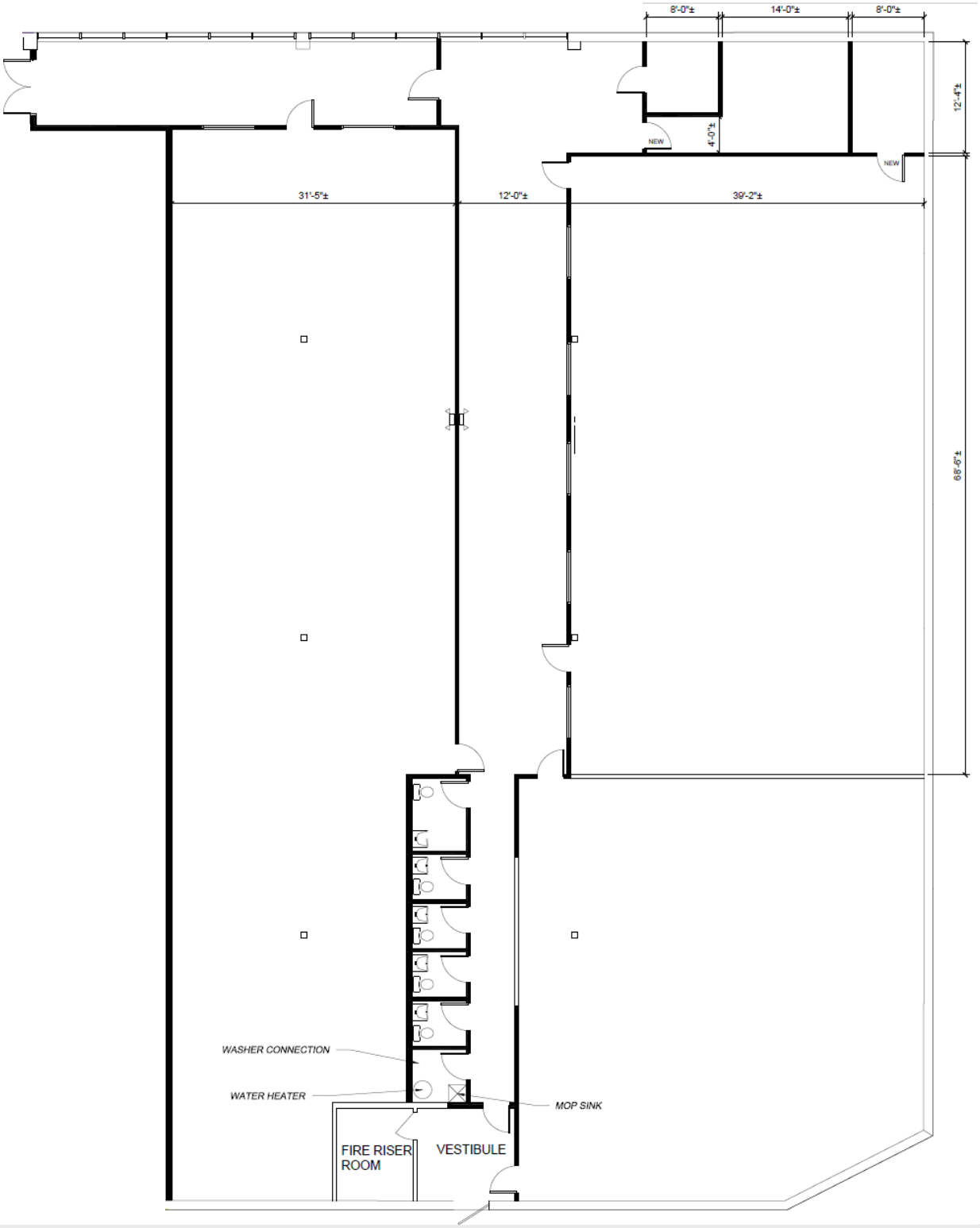
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Suite 10318
(current Master Kim's Martial Arts Space - 11,101 SF)

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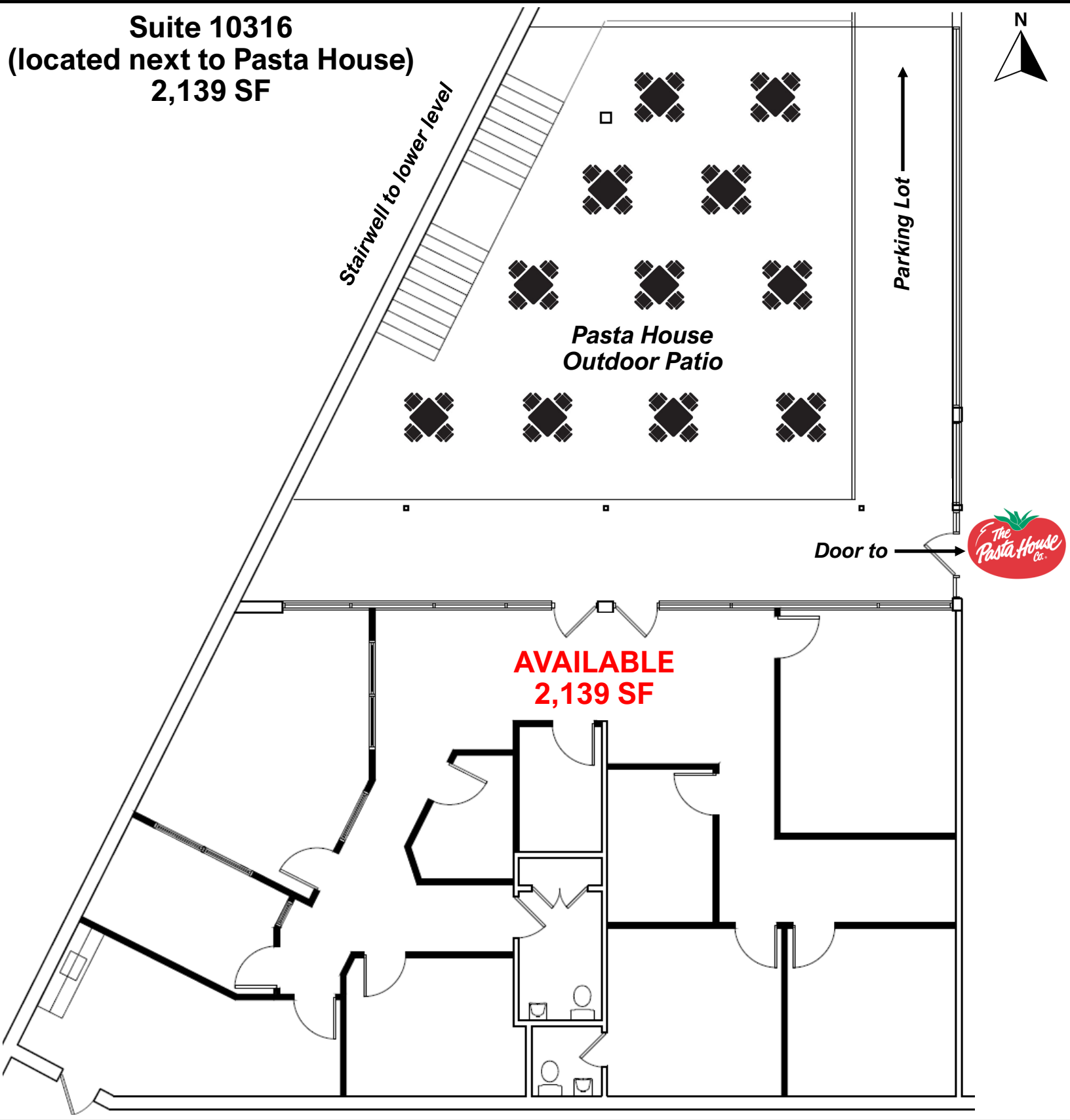


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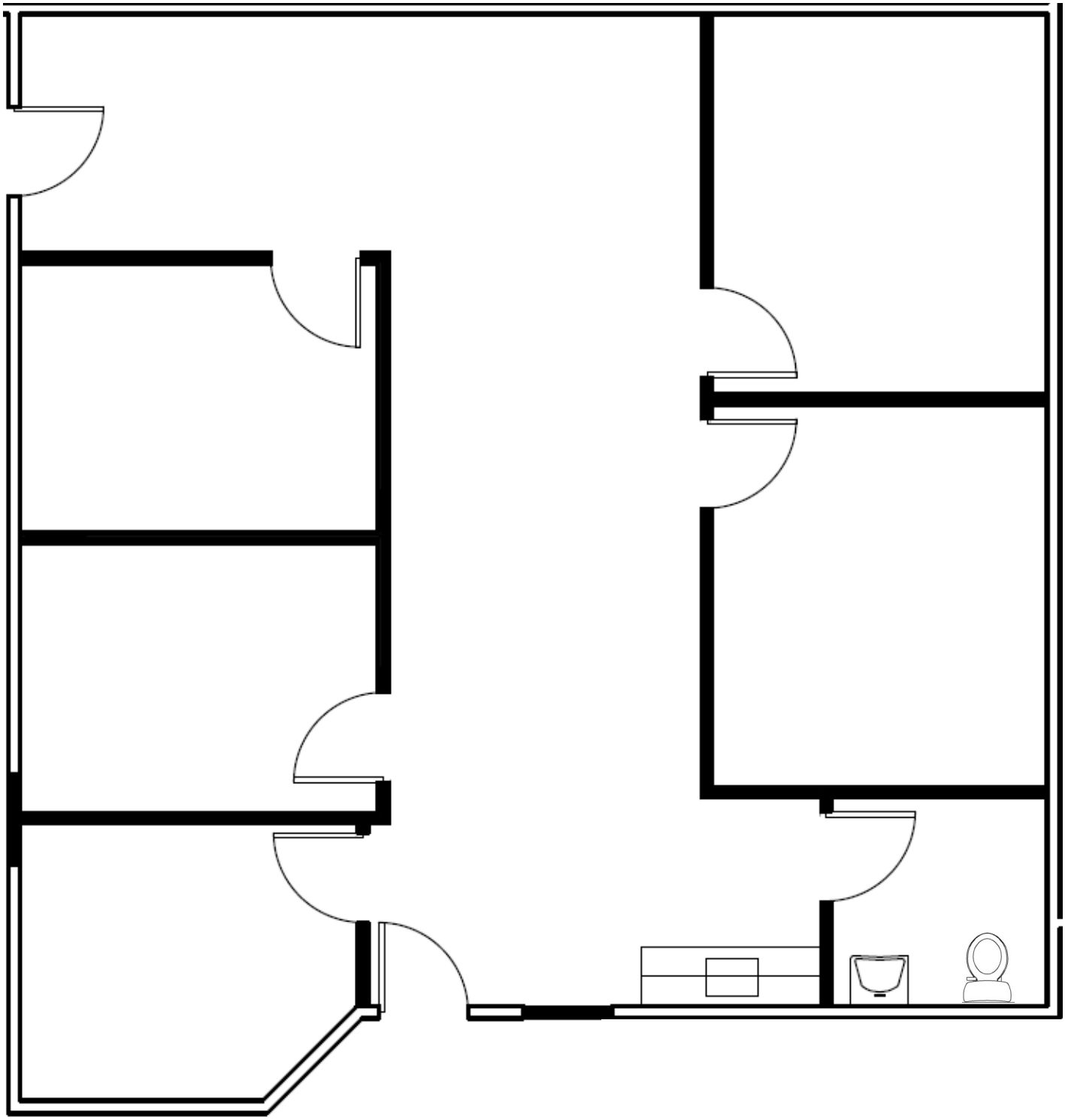
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Suite 10300 (located below Pasta House)
1,197 SF



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1-Mile	3-Mile	5-Mile
11,428 Est. Population	75,038 Est. Population	190,700 Est. Population
$140,074 Est. Average Income	$129,769 Est. Average Income	$116,363 Est. Average Income
4,598 Households	30,432 Households	82,346 Households

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Interior photos of Suite 10318 (Master Kim's Martial Arts





Co-tenant



Interior of 10316
looking onto Pasta House patio


EXIT
10316 break room


10300 interior


EXIT
10316 interior


10300 interior


EXIT
10316 interior


10316 interior