

Greentree Center

10316 Manchester Road | Kirkwood, MO



AVAILABLE
2,139 SF



CO/AREA TENANTS



Exquisite Nails

Great Clips



DANCE CENTER
Of Kirkwood



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)
- ◆ 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

CONTACT

Michael Koch

C: 314.281.1502

mkoch@novusdev.com



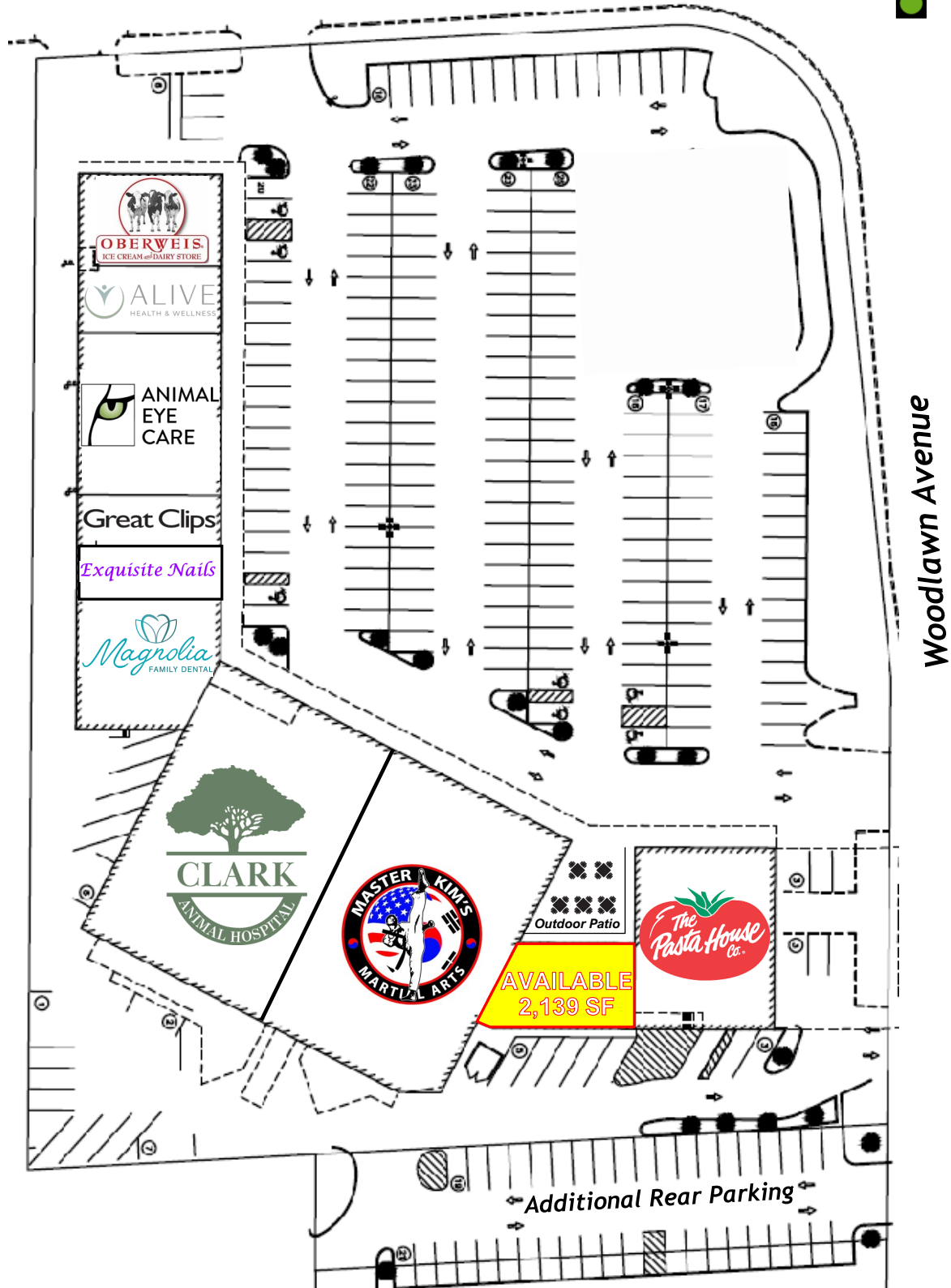
20 Allen Avenue, Suite 400
Webster Groves, MO 63119
www.novusdev.com

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Manchester Road



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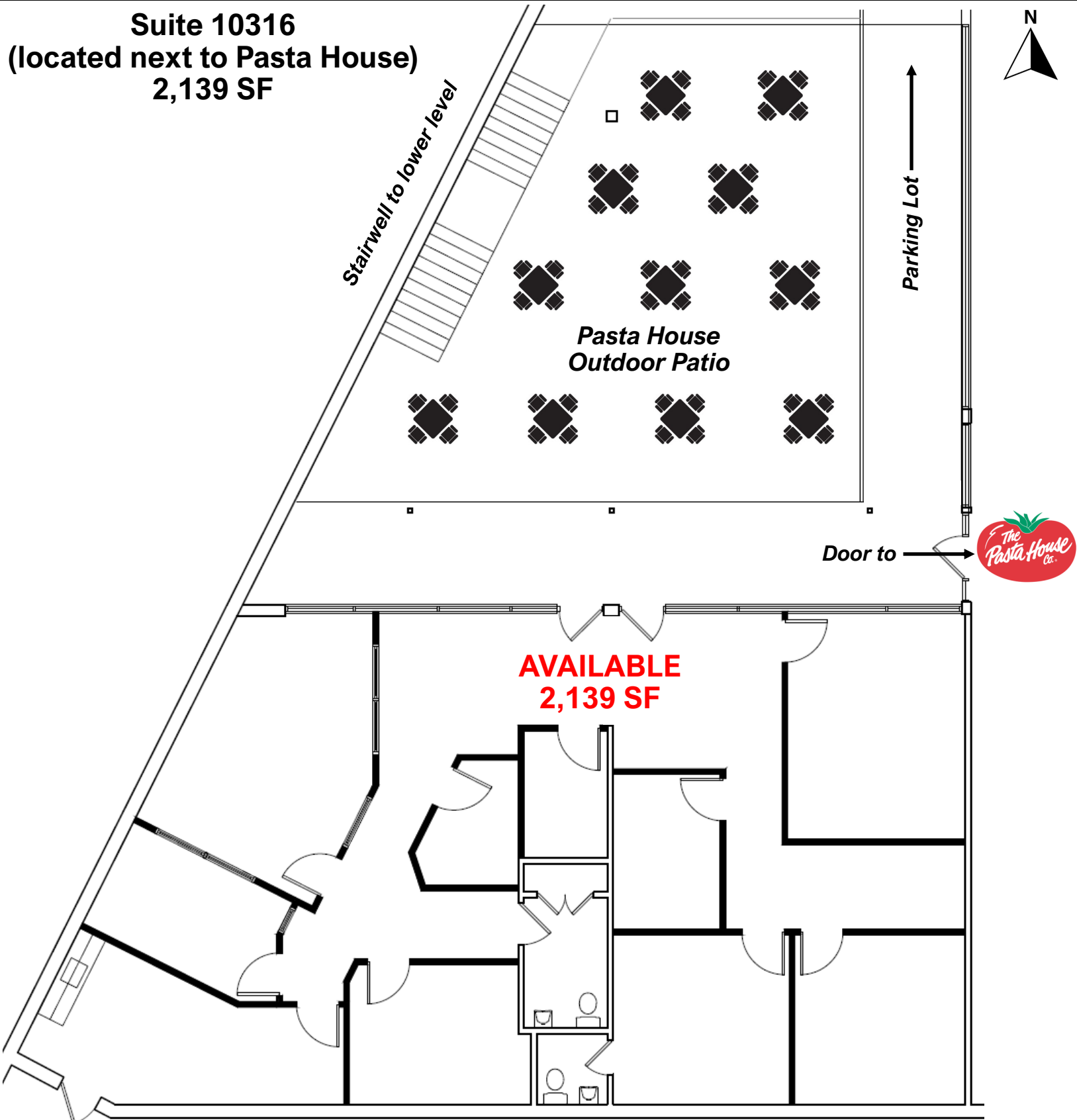
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Suite 10316

(located next to Pasta House)

2,139 SF



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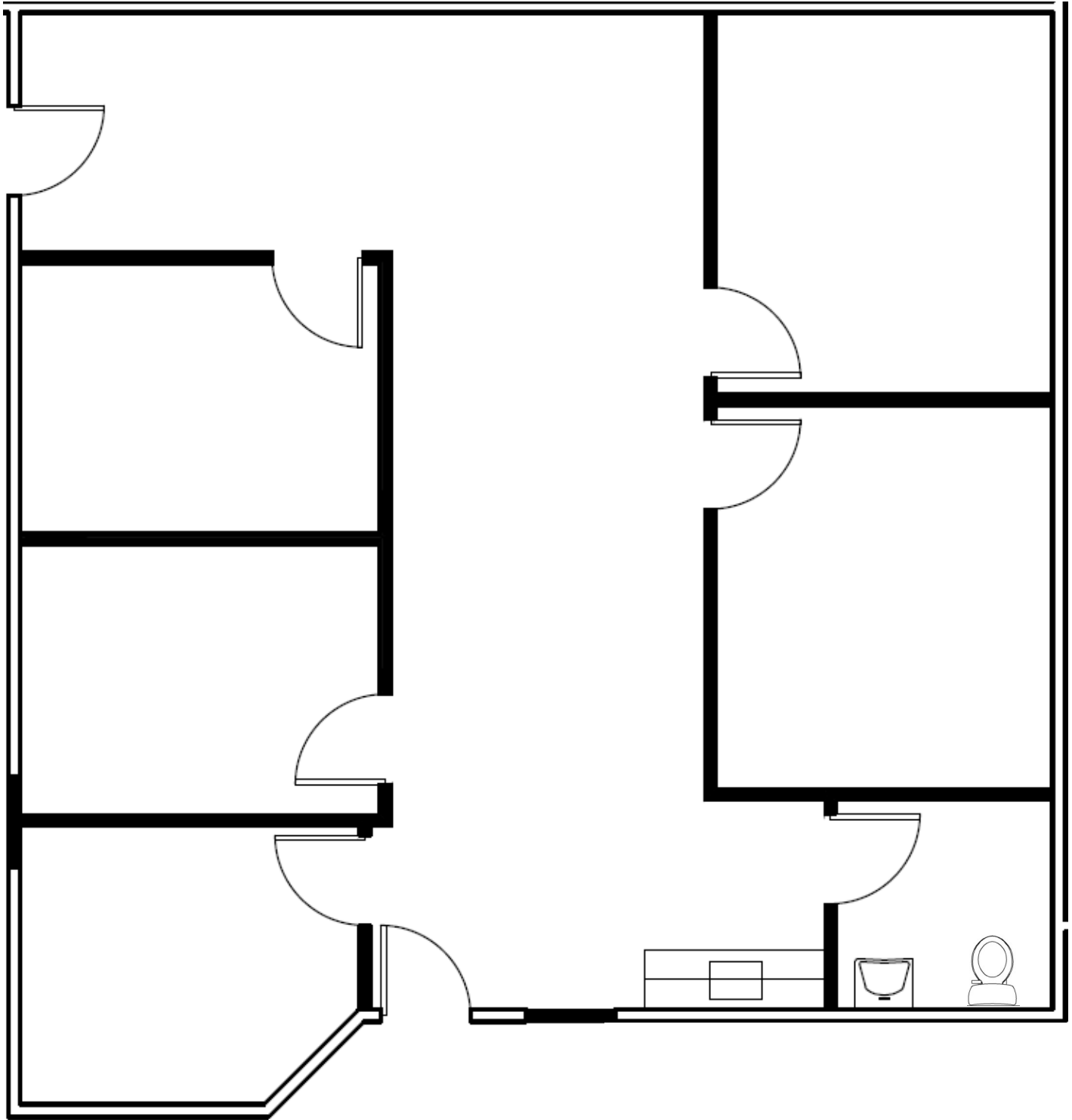
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Suite 10300 (located below Pasta House)
1,197 SF



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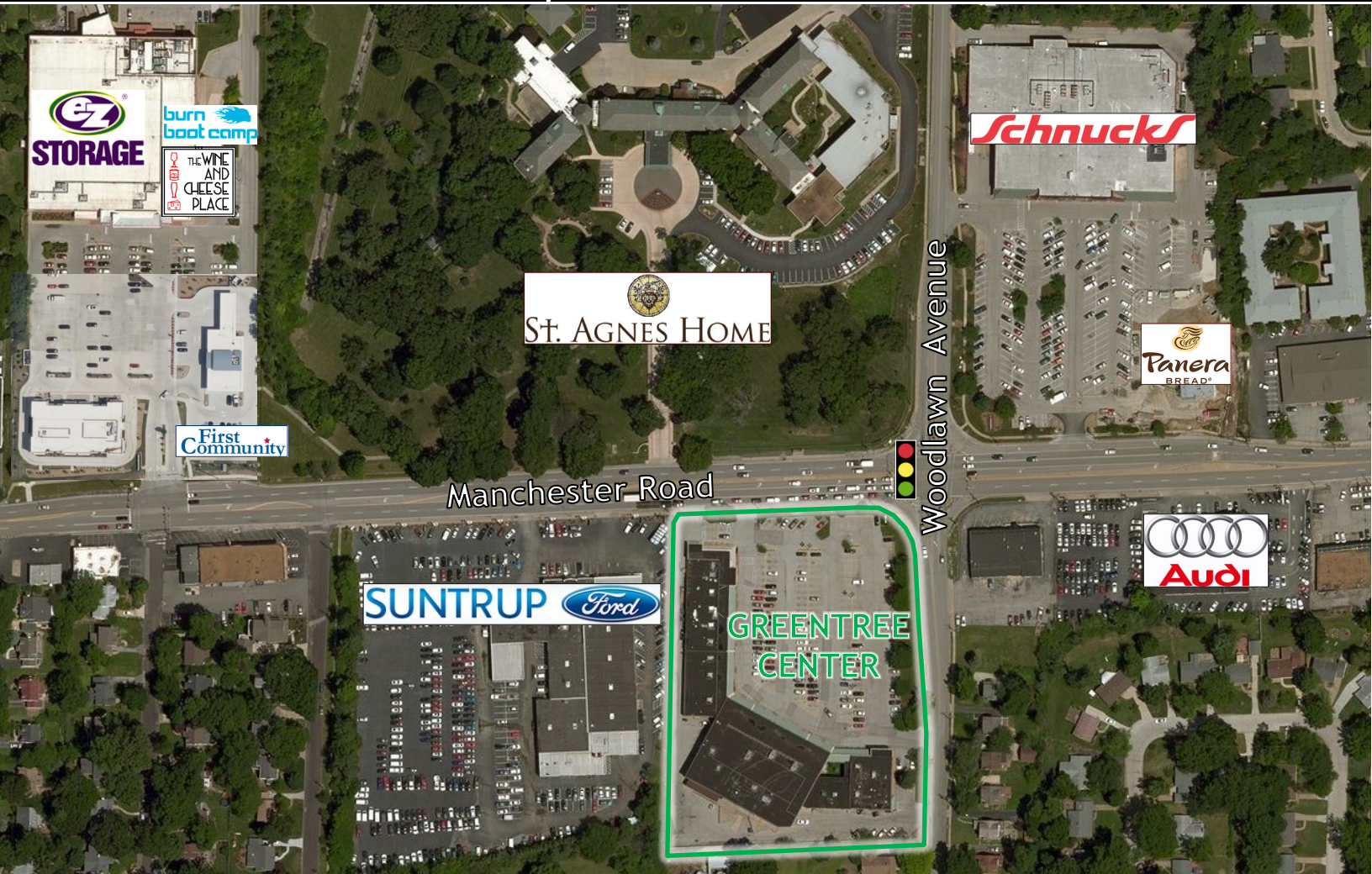
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1-Mile	3-Mile	5-Mile
11,428	75,038	190,700
Est. Population	Est. Population	Est. Population
\$140,074	\$129,769	\$116,363
Est. Average Income	Est. Average Income	Est. Average Income
4,598	30,432	82,346
Households	Households	Households

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Co-tenant



*Interior of 10316
looking onto Pasta House patio*



10316 break room



10300 interior



10316 interior



10300 interior



10316 interior



10316 interior