MANOR REAL ESTATE

FOR SALE

22,000 S.F. MIDTOWN BUILDING



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1900 LOCUST STREET
ST. LOUIS, MO 63101
21,390 S.F. | $1,900,000 ($88.82/S.F.)

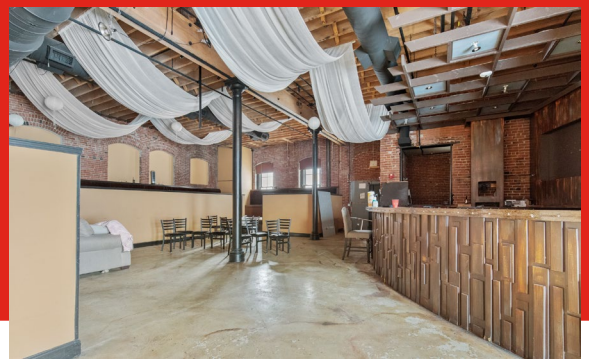
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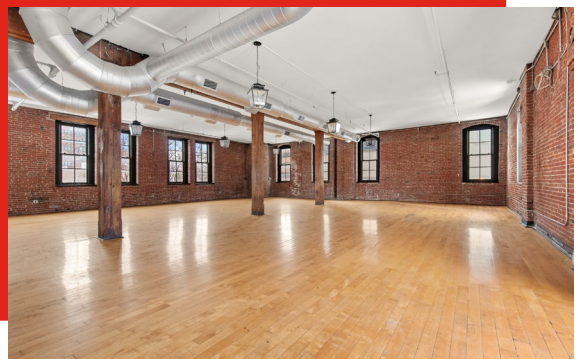
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PROPERTY INFORMATION



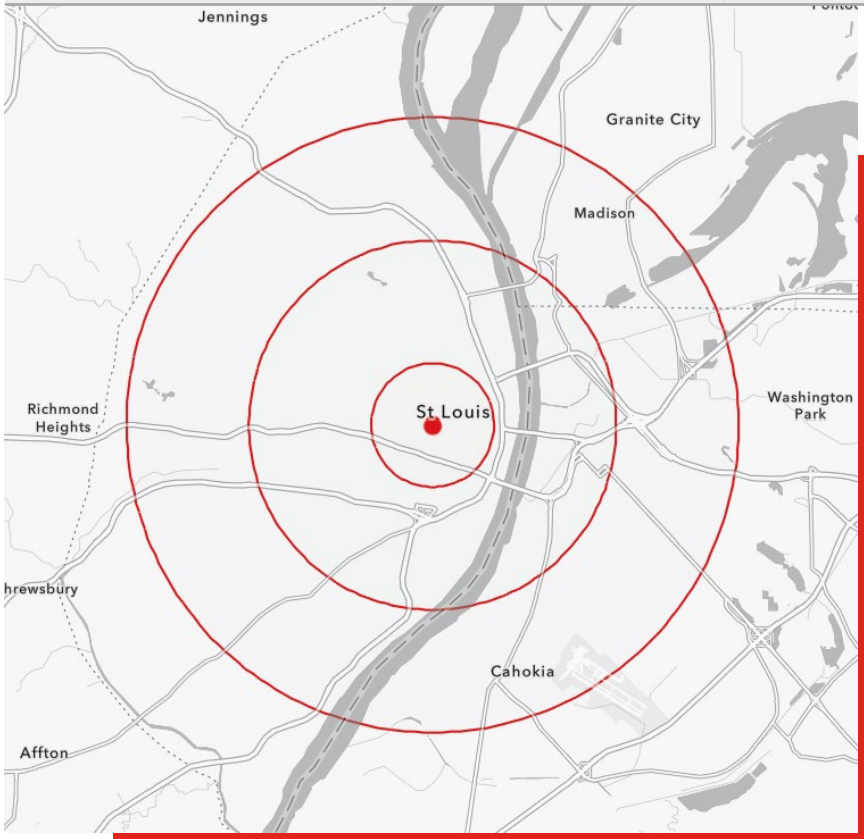






- 21,390SF TURN-KEY MIXED-USE BUILDING WITH RESTAURANT, EVENT, AND OFFICE POTENTIAL
- PRIME DOWNTOWN WEST LOCATION NEAR UNION STATION, MLS STADIUM, AND MAJOR AMENITIES
- FULLY BUILT RESTAURANT SETUP WITH 7,100+ SF DINING/BAR AREA, 14' CEILINGS, AND FULL KITCHEN
- FLEXIBLE EVENT & OFFICE SPACES WITH ELEVATOR ACCESS, BALCONY, AND DEDICATED HVAC PER FLOOR
- INDOOR—OUTDOOR APPEAL WITH A 2,600+ SF PRIVATE PATIO AND AMPLE STORAGE/WORK AREAS

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		17,156	98,071	223,229
HOUSEHOLDS		9,917	51,416	113,597
AVERAGE HH INCOME		$77,620	$92,517	$83,642



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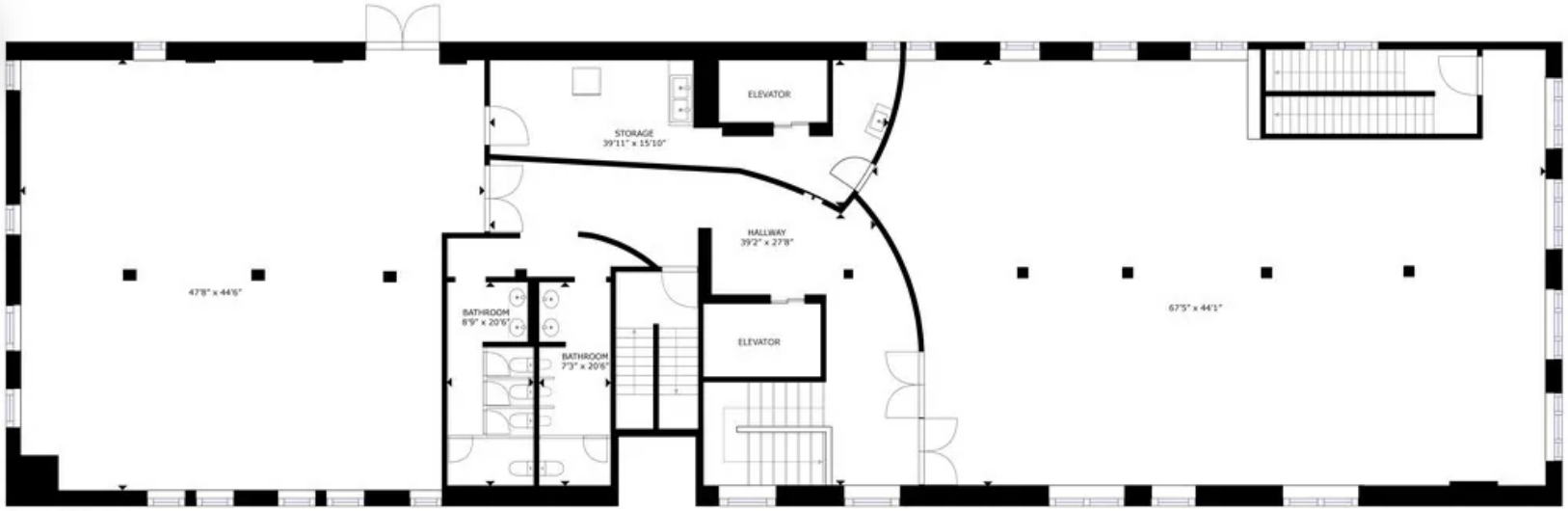
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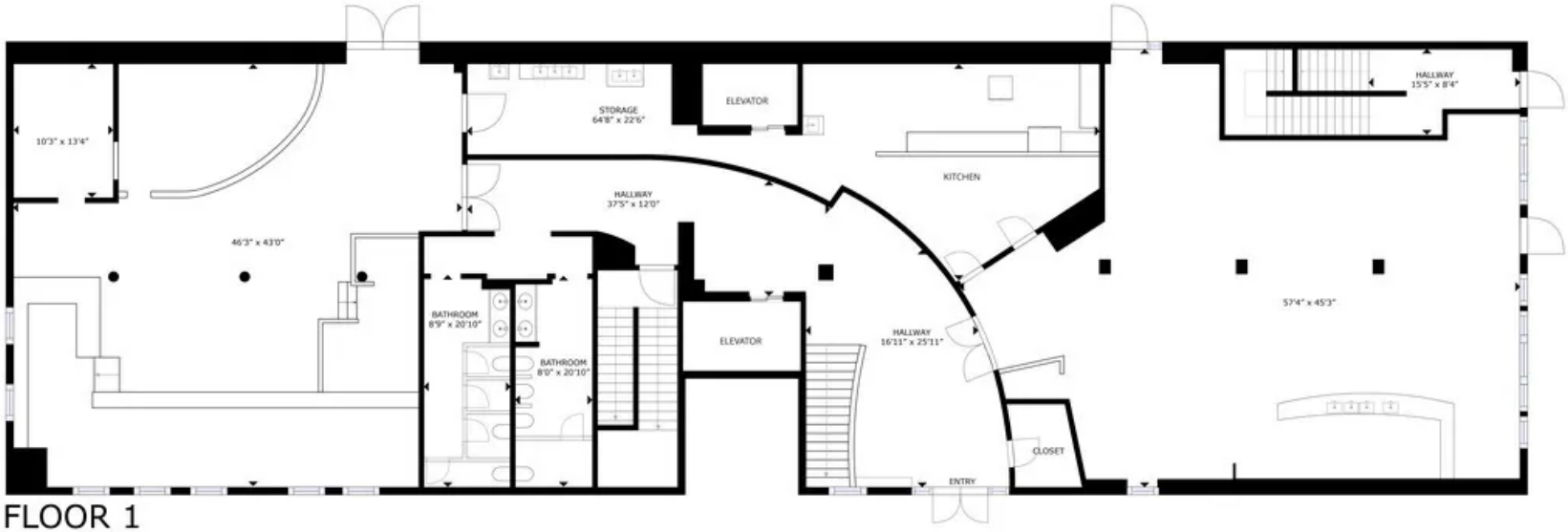
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FLOOR PLAN



FLOOR 2



FLOOR 1

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MANOR REAL ESTATE

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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.