

**MANCHESTER
AVENUE OFFICE
SPACE FOR LEASE**



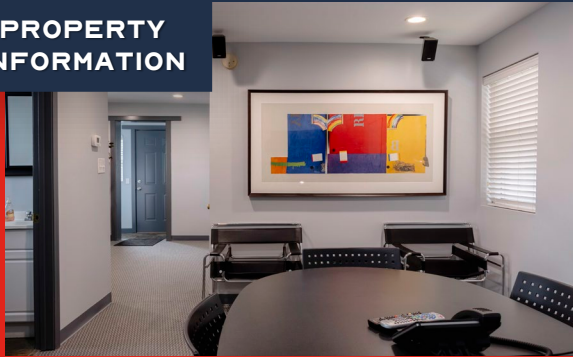
CALEB ANTHONIS

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**6831 MANCHESTER AVENUE
ST. LOUIS, MO 63143
4,000 S.F.**

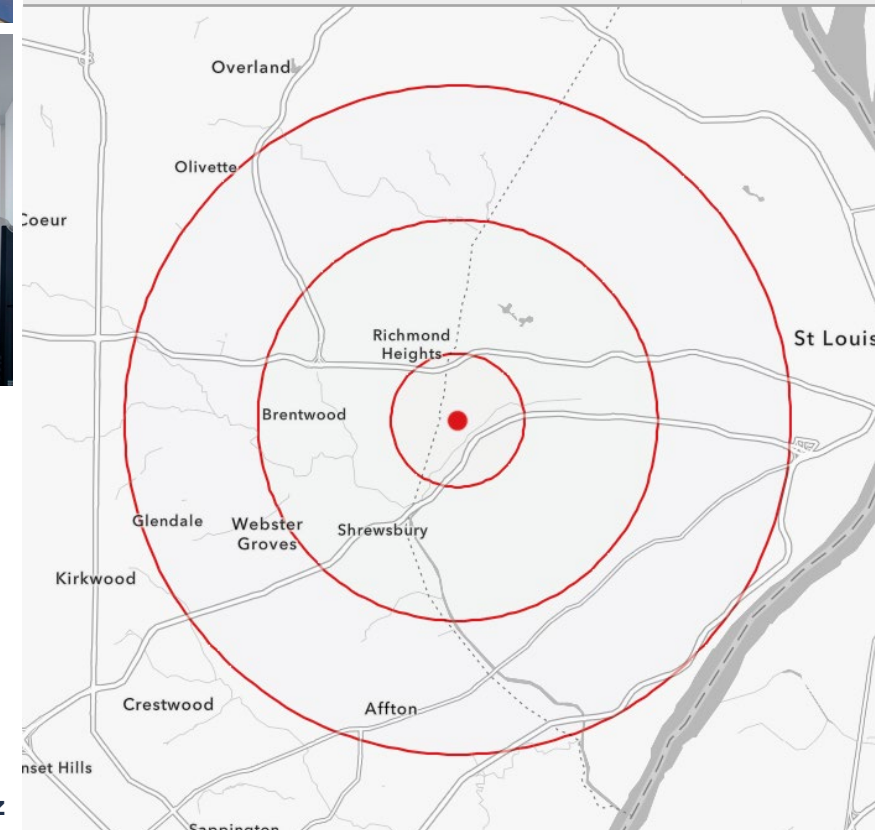
UPPER LEVEL: \$12/S.F. M.G. | LOWER LEVEL: \$18/S.F. N.N.N.

PROPERTY INFORMATION



- **TWO SPACES AVAILABLE: 2,000 SF UPPER-LEVEL OFFICE AND 2,000 SF GROUND-FLOOR RETAIL/DAYCARE**
- **UPPER LEVEL: \$12 PSF MODIFIED GROSS + UTILITIES | PRIVATE OFFICES, CONFERENCE ROOM, COMMON AREA**
- **GROUND FLOOR: \$18 PSF NNN | PREVIOUSLY IMPROVED FOR DAYCARE/CHILDCARE - ADAPTABLE FOR RETAIL OR OFFICE**
- **RECENT CAPITAL IMPROVEMENTS: NEW HVAC, FRONT DOORS, HELITECH WATERPROOFING, ALUMINUM ROOF TREATMENT**
- **21,734 VPD ON MANCHESTER AVE | 5-6 MIN TO MAPLEWOOD-MANCHESTER & SUNNEN METROLINK STATIONS**
- **AVG HH INCOME 5,665 WITHIN 1 MILE | STRONG INFILL LOCATION NEAR MAPLEWOOD, FRANZ PARK, THE HILL**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		16,345	140,598	373,821
HOUSEHOLDS		8,927	71,494	180,116
AVERAGE HH INCOME		\$107,290	\$129,537	\$118,297



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AERIAL



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