MANOR REAL ESTATE

FOR SALE

UPDATED FREESTANDING OFFICE BUILDING IN BRENTWOOD



Caleb Anthonis
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2806 S Brentwood Blvd
Brentwood, MO 63144
3,264 S.F. | $495,000 ($151.65/S.F.)

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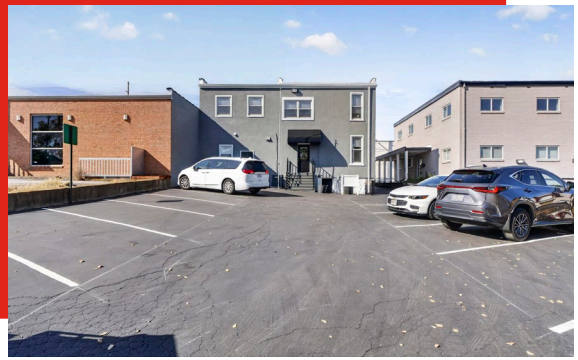
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PROPERTY INFORMATION



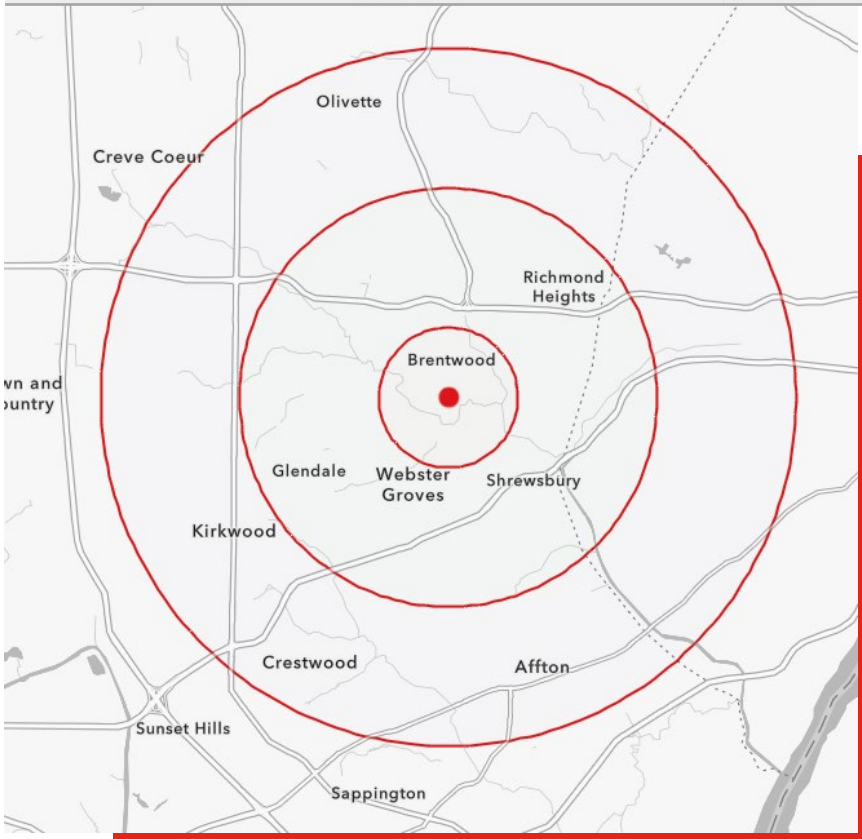






- OWNER-USER OPPORTUNITY: FREESTANDING TWO-STORY OFFICE BUILDING, APPROX. 3,264 SF
- RECENTLY UPDATED: REAR RE-STUCCOED, EXTERIOR PAINTED, NEW REAR GUTTER, INTERIOR REFRESHED
- 10 SURFACE PARKING SPACES ON A 0.16 AC LOT WITH 50 FT OF FRONTAGE
- FRONTAGE ON S BRENTWOOD BLVD, 18,500 - 30,500 VPD, JUST SOUTH OF MANCHESTER RD
- SURROUNDED BY SCHNUCKS, ACE HARDWARE, KOLACHE FACTORY, CLUB PILATES AND BRENTWOOD PARK
- STRONG DEMOGRAPHICS: $98,639 MEDIAN HOUSEHOLD INCOME AND 9,470 DAYTIME EMPLOYEES WITHIN 1 MILE

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		11,764	108,366	299,029
HOUSEHOLDS		5,224	49,050	139,319
AVERAGE HH INCOME		$155,772	$172,922	$150,801



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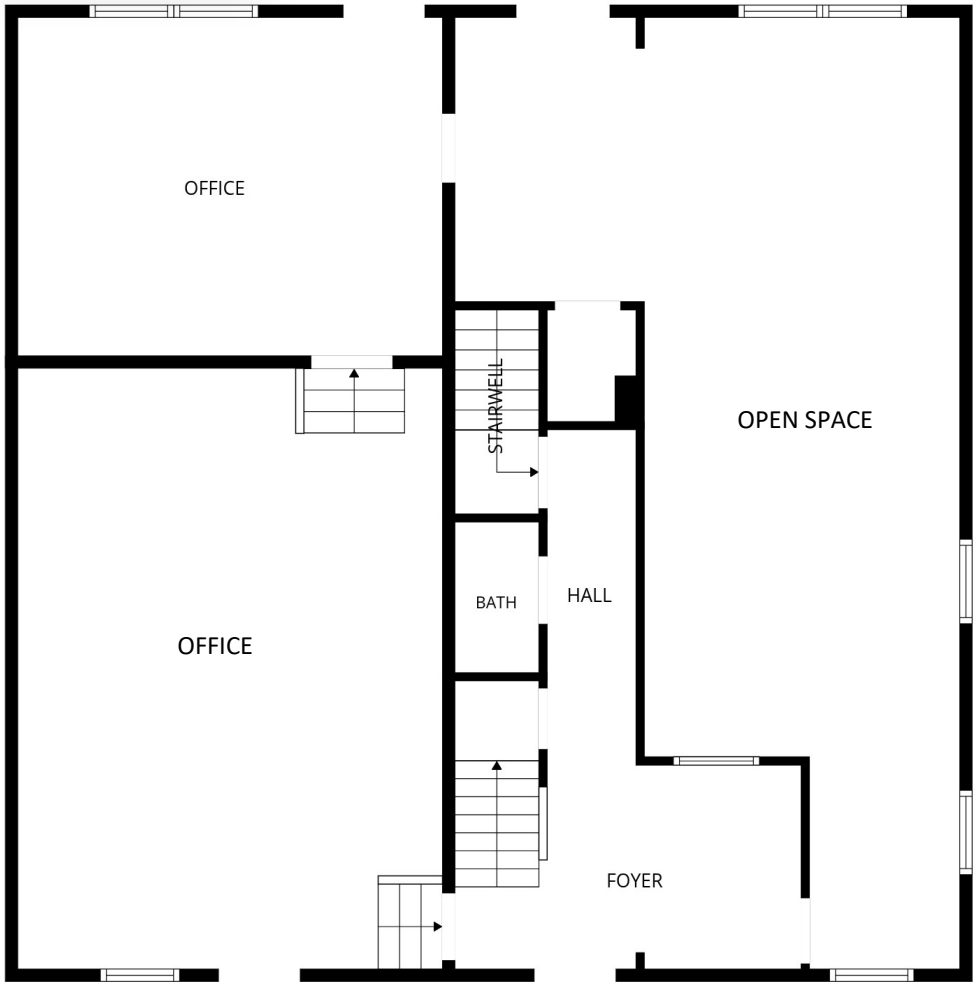
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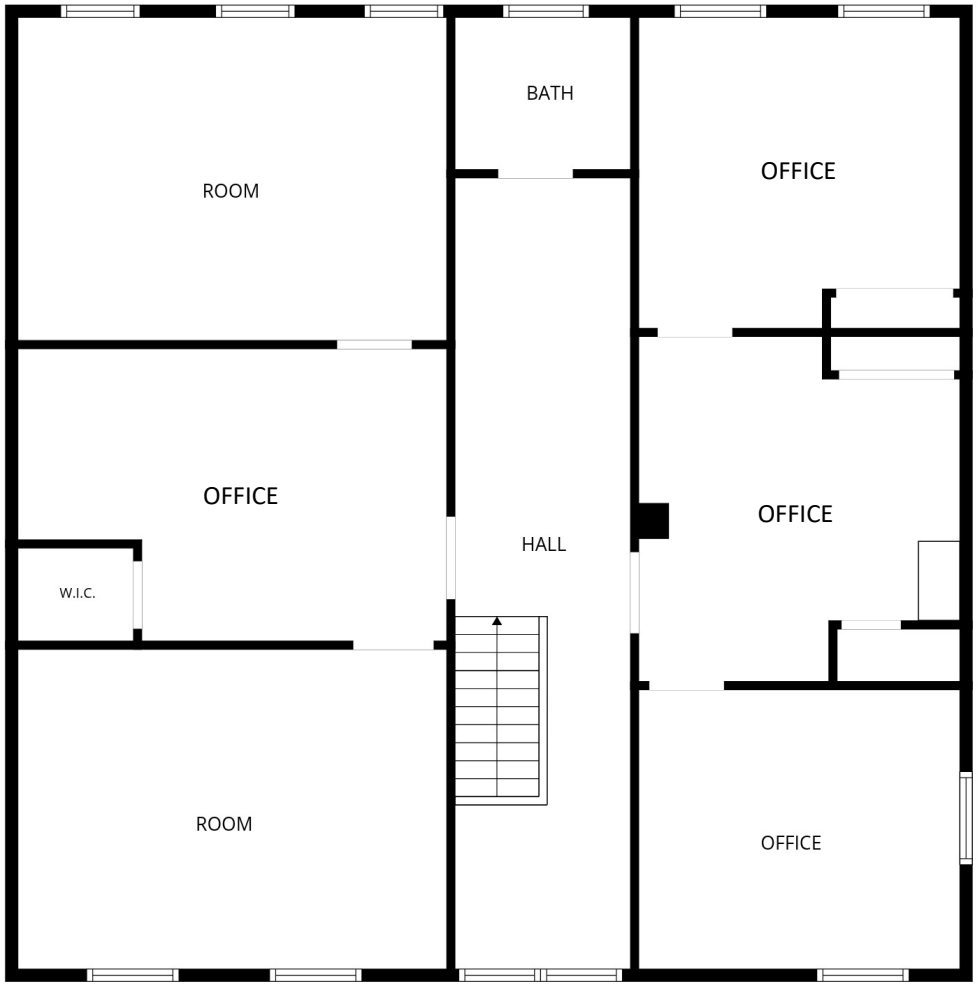
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FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



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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.