

FOR LEASE

Kirkwood Retail Space
Lease Rate: \$23.00/S.F. NNN
Available Square Footage: 1,525 S.F.

110 North Kirkwood Road Kirkwood, MO. 63122



Caleb Anthonis

Phone: 314.647.6611 ext. 126

Caleb@ManorRealEstate.com

Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115

Ben@ManorRealEstate.com

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



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Property Overview:

- Prominent Retail Corridor
- Built in 1942
- 2 parking spaces located in the back of the property
- Signage available in front of the store on building
- 1 ADA Restroom and a utility sink
- Plentiful storage space in the basement

Location Overview:

- Located 1.2 miles south of Manchester on North Kirkwood Road in St. Louis County
- Building has high visibility with ~28,771 vehicles per day
- Zoned B-2 (General Business)
- Neighboring tenants include Kirkwood Pop Co., and Chocolate Chocolate

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