

FOR LEASE

3131 South Grand Boulevard | St. Louis, MO 63118

2-STORY TURNKEY RESTAURANT SPACE

1,500 - 5,000 S.F. Available

\$12.00/ S.F. N.N.N. \$3.00/ S.F.



SCAN HERE!



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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 Lessee investigate fully.

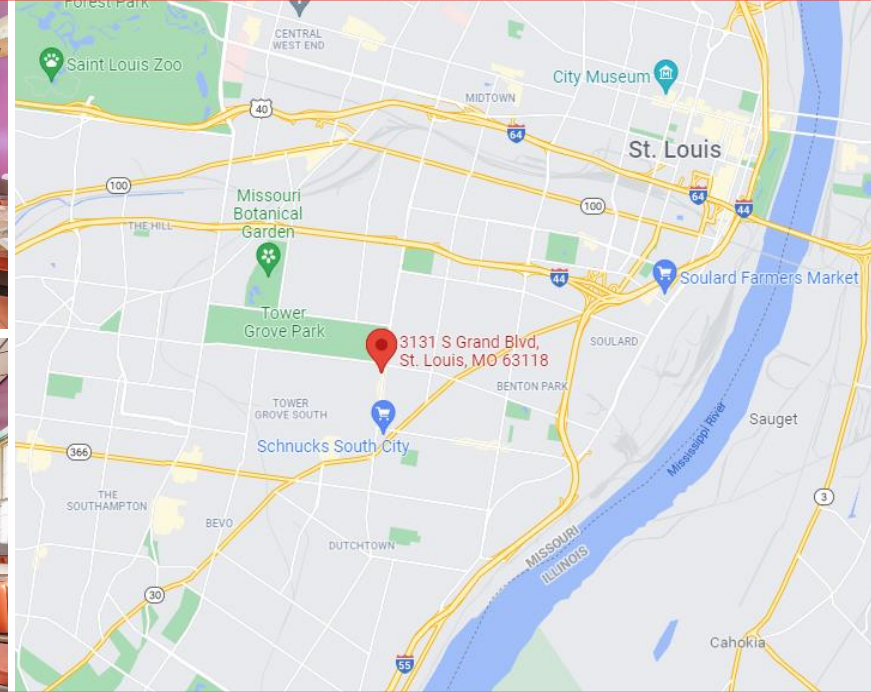
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Property Overview

- Excellent building and window signage available
- Turnkey restaurant has a fully equipped kitchen, bar/lounge area located on the 2nd floor
- 1st floor restaurant space has 3,500 S.F. and 1,500 S.F. of space on the 2nd floor
- Patio seating is available on Hartford Street
- Public parking lot available across the street from the property
- Zoned " H" - Area Commercial

Location Overview

- Located in Tower Grove South just minutes from Tower Grove Park
- Space is on a highly visible intersection of South Grand Boulevard and Hartford Street
 - Roughly 21,000 V.P.D.
- Located in a premiere dining district of St. Louis
- Average household income within a mile radius of \$74,400

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