



**BARRETT STATION  
SHOPPING CENTER**

SCAN HERE!



**EDDIE CHERRY**

Phone: 314.647.6611 ext. 113  
Eddie@ManorRealEstate.com

**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
Caleb@ManorRealEstate.com

2115-2155 BARRETT STATION ROAD  
DES PERES, MO 63131  
\$18 - 20/S.F. N.N.N.  
1,986 - 3,500 S.F.



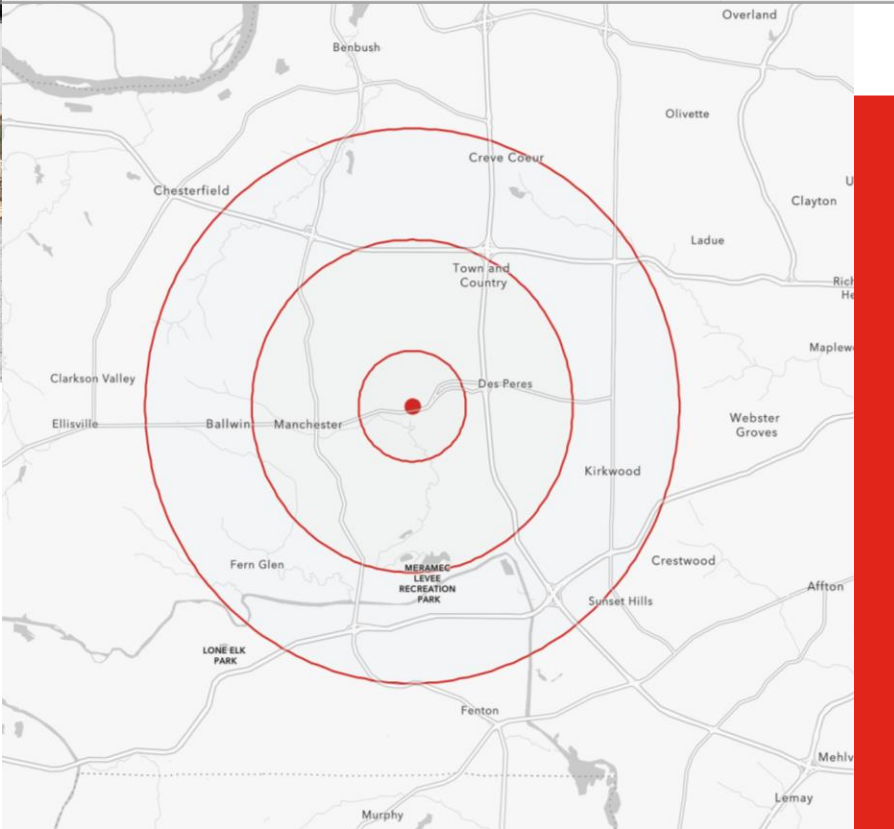
**FOR LEASE**

**PROPERTY OVERVIEW**



- UNDER NEW OWNERSHIP!
- PROMINENT WEST COUNTY SHOPPING CENTER
- EXCELLENT VISIBILITY TO MANCHESTER ROAD WITH ROUGHLY 42,000 V.P.D.
- SHADOW-ANCHORED BY TWIN RIVERS CHURCH
- CONVENIENT ACCESS VIA SIGNALIZED INTERSECTION
- PYLON SIGNAGE AVAILABLE ALONG MANCHESTER ROAD

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		5,444	62,640	168,430
HOUSEHOLDS		2,154	24,859	66,499
AVERAGE HH INCOME		\$184,768	\$162,098	\$162,742



SCAN HERE!



**EDDIE CHERRY**  
 Phone: 314.647.6611 ext. 113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

**CALEB ANTHONIS**  
 Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**2115-2155 BARRETT STATION ROAD  
 DES PERES, MO 63131  
 \$18 - 20/S.F. N.N.N.  
 1,986 - 3,500 S.F.**

### SITE PLAN



SUITE	S.F.	STATUS	TENANT
2115	1,763	LEASED	BURR OAK CONSULTING
2121	2,898	LEASED	SUPERIOR HEALTHCARE
2123	2,574	LEASED	SALON SERVICES GROUP
2127	965	LEASED	SALON CHRISTY
2129	1,289	LEASED	RAINBOW MASSAGE
2131	2,950	LEASED	COUGHING CARDINAL
2137	2,580	LEASED	SAFFRON
<b>2143</b>	<b>3,500</b>	<b>AVAILABLE</b>	<b>\$18/S.F. N.N.N.</b>
2147	1,056	LEASED	GREATEST VAPE
2149	1,428	LEASED	NAIL EXPO
2151	4,000	LEASED	METRO DESIGN STUDIO SALONS
<b>2155</b>	<b>1,986</b>	<b>AVAILABLE</b>	<b>\$20/S.F. N.N.N.</b>



SCAN HERE!



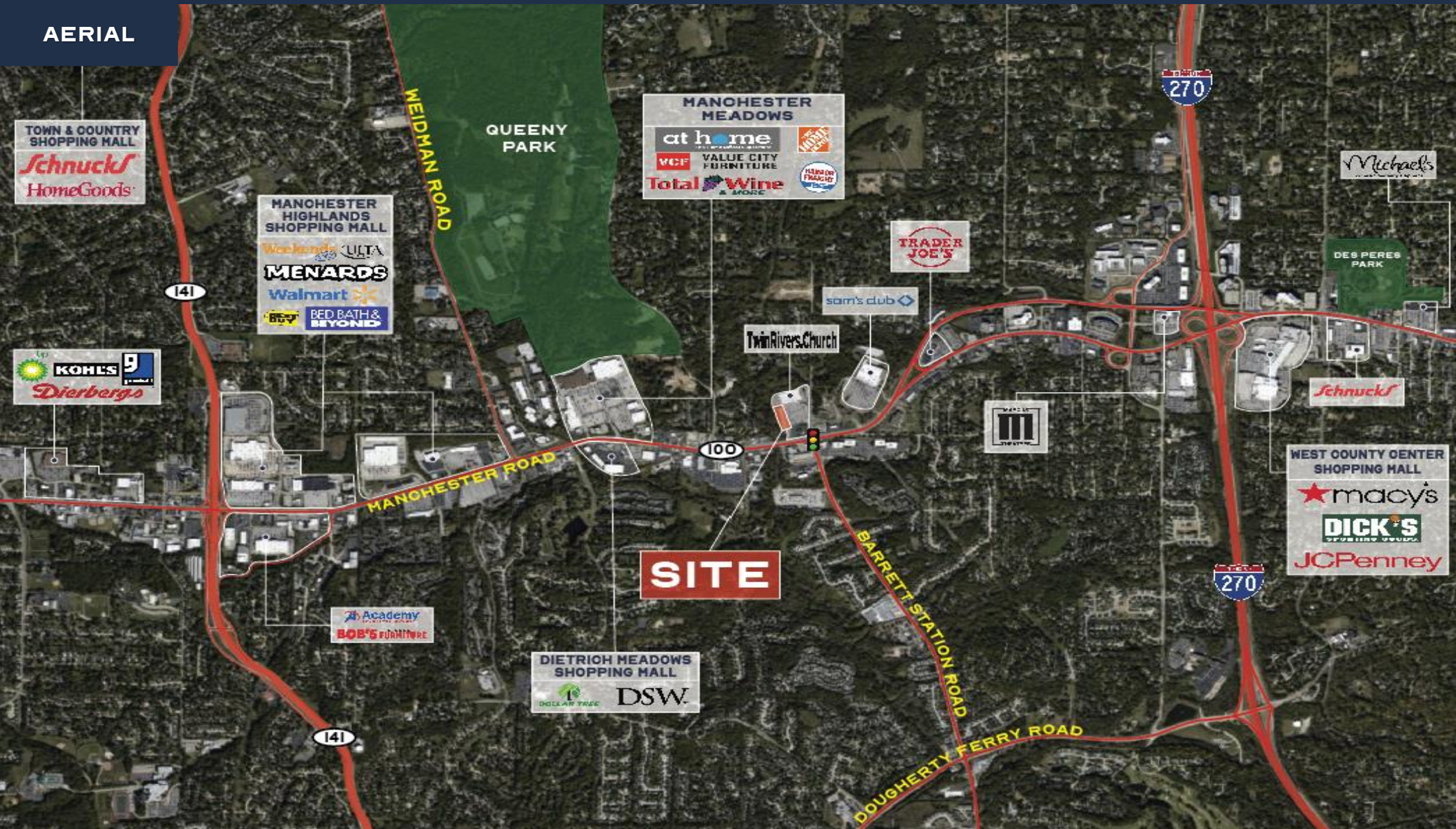
**EDDIE CHERRY**  
 Phone: 314.647.6611 ext. 113  
 Eddie@ManorRealEstate.com

**CALEB ANTHONIS**  
 Phone: 314.647.6611 ext. 126  
 Caleb@ManorRealEstate.com

**2115-2155 BARRETT STATION ROAD  
 DES PERES, MO 63131  
 \$18 - 20/S.F. N.N.N.  
 1,986 - 3,500 S.F.**



AERIAL



SCAN HERE!



**EDDIE CHERRY**

Phone: 314.647.6611 ext. 113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

2115-2155 BARRETT STATION ROAD

DES PERES, MO 63131

\$18 - 20/S.F. N.N.N.

1,986 - 3,500 S.F.