



# BARRETT STATION SHOPPING CENTER

SCAN HERE!



**EDDIE CHERRY**

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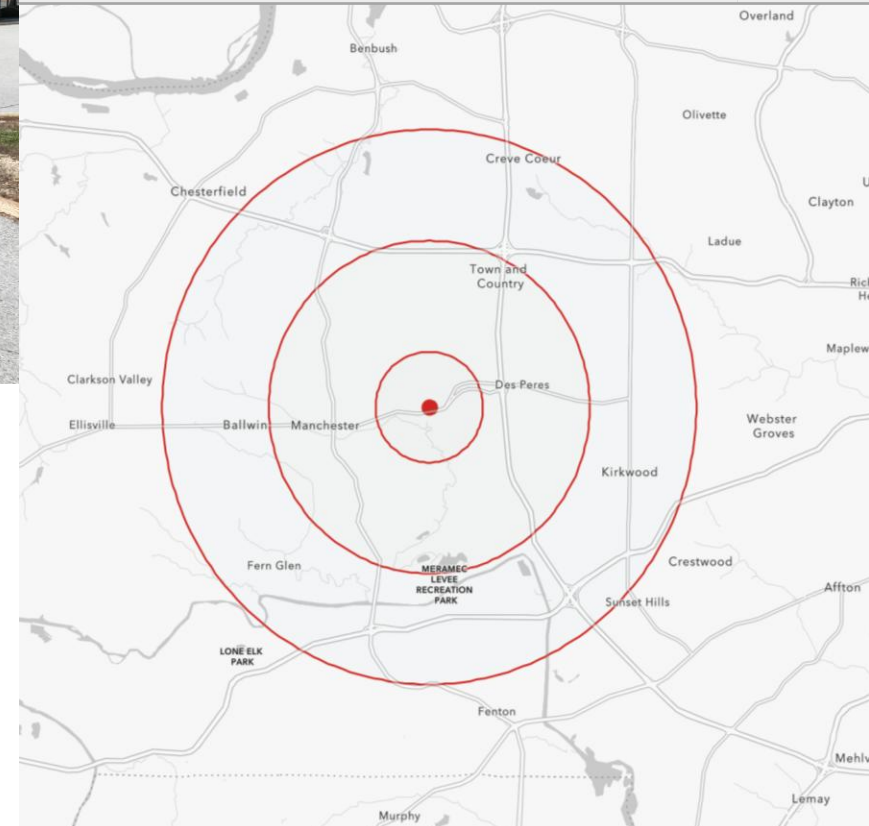
2115-2155 BARRETT STATION ROAD  
DES PERES, MO 63131  
\$16-18.00/S.F. N.N.N.  
1,986-2,950 S.F.

### PROPERTY OVERVIEW



- **ENDCAP SPACE AVAILABLE**
- **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 |



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### SITE PLAN



| SUITE | S.F.  | STATUS                           | TENANT                     |
|-------|-------|----------------------------------|----------------------------|
| 2115  | 1,763 | LEASED                           | LAGUNAS ROOFING            |
| 2121  | 2,898 | LEASED                           | ADVANCED TRAINING & REHAB  |
| 2123  | 2,574 | LEASED                           | SALON SERVICES GROUP       |
| 2127  | 965   | LEASED                           | SALON CHRISTY              |
| 2129  | 1,289 | LEASED                           | RAINBOW MASSAGE            |
| 2131  | 2,950 | AVAILABLE<br>\$16.00/S.F. N.N.N. |                            |
| 2137  | 2,580 | LEASED                           | SAFFRON                    |
| 2143  | 3,500 | LEASED                           | MOBILITY CITY              |
| 2147  | 1,056 | LEASED                           | GREATEST VAPE              |
| 2149  | 1,428 | LEASED                           | NAIL EXPO                  |
| 2151  | 4,000 | LEASED                           | METRO DESIGN STUDIO SALONS |
| 2155  | 1,986 | AVAILABLE<br>\$18.00/S.F. N.N.N. |                            |

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### AERIAL



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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.