



**BARRETT STATION
SHOPPING CENTER**

SCAN HERE!



EDDIE CHERRY

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CALEB ANTHONIS




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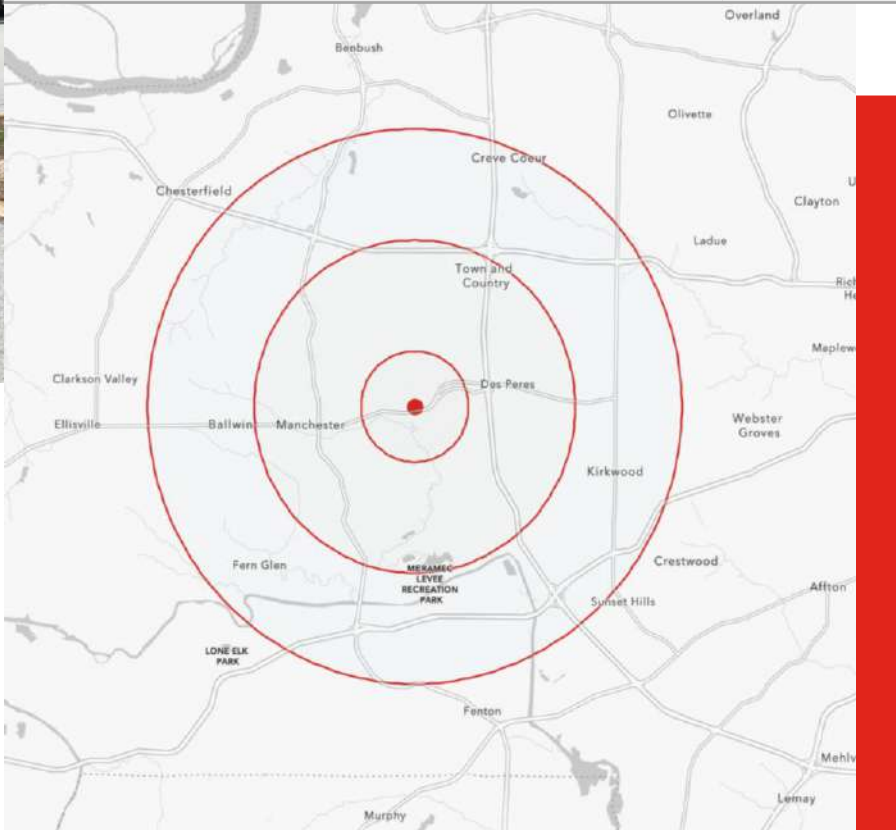
2115-2155 BARRETT STATION ROAD
DES PERES, MO 63131
\$18/S.F. N.N.N.
1,986 S.F.

FOR LEASE

PROPERTY OVERVIEW



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



- 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 (OPENING 2026!)
- CONVENIENT ACCESS VIA SIGNALIZED INTERSECTION
- PYLON SIGNAGE AVAILABLE ALONG MANCHESTER ROAD

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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	LEASED	COUGHING CARDINAL
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	\$18/S.F. N.N.N.

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AERIAL



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