



**BARRETT STATION  
SHOPPING CENTER**

SCAN HERE!



**EDDIE CHERRY**

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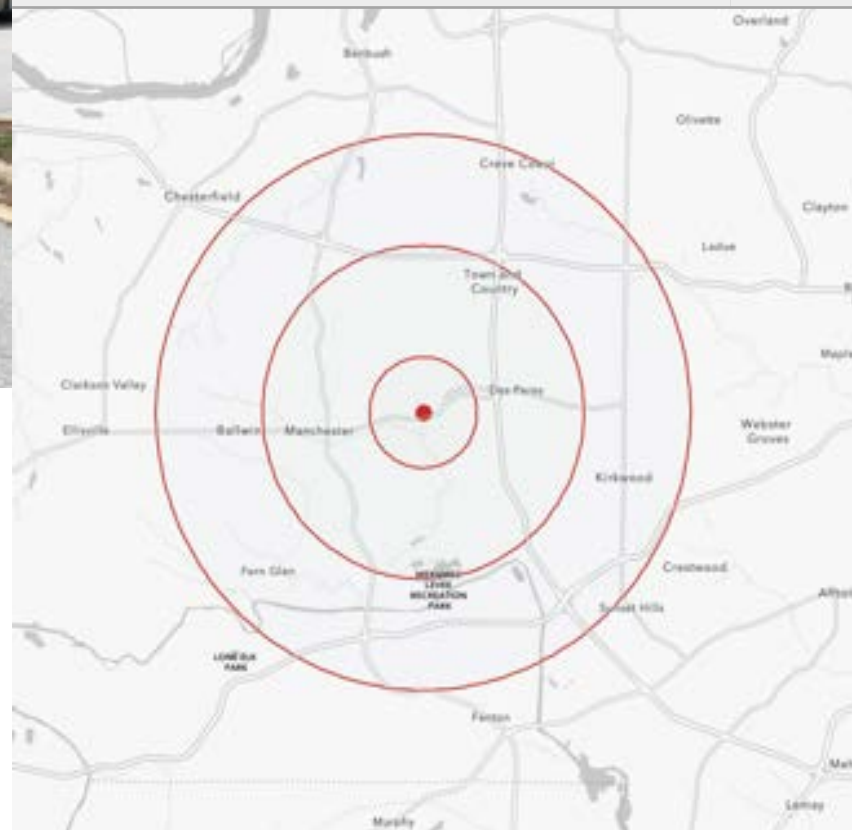
2115-2155 BARRETT STATION ROAD  
DES PERES, MO 63131  
\$16 - 18/S.F. N.N.N.  
1,986 - 3,500 S.F.

### PROPERTY OVERVIEW



- ENDCAP AND INLINE 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

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	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
2143	3,500	AVAILABLE	\$16/S.F. N.N.N.
2147	1,056	LEASED	GREATE ST 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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