



NATURAL BRIDGE ROAD

**FREE-STANDING  
RETAIL BUILDING**

SCAN HERE!



**BEN CHERRY, COIM**

Phone: 314.647.6611 ext. 115  
[Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)

7400 NATURAL BRIDGE ROAD  
ST. LOUIS, MO 63121

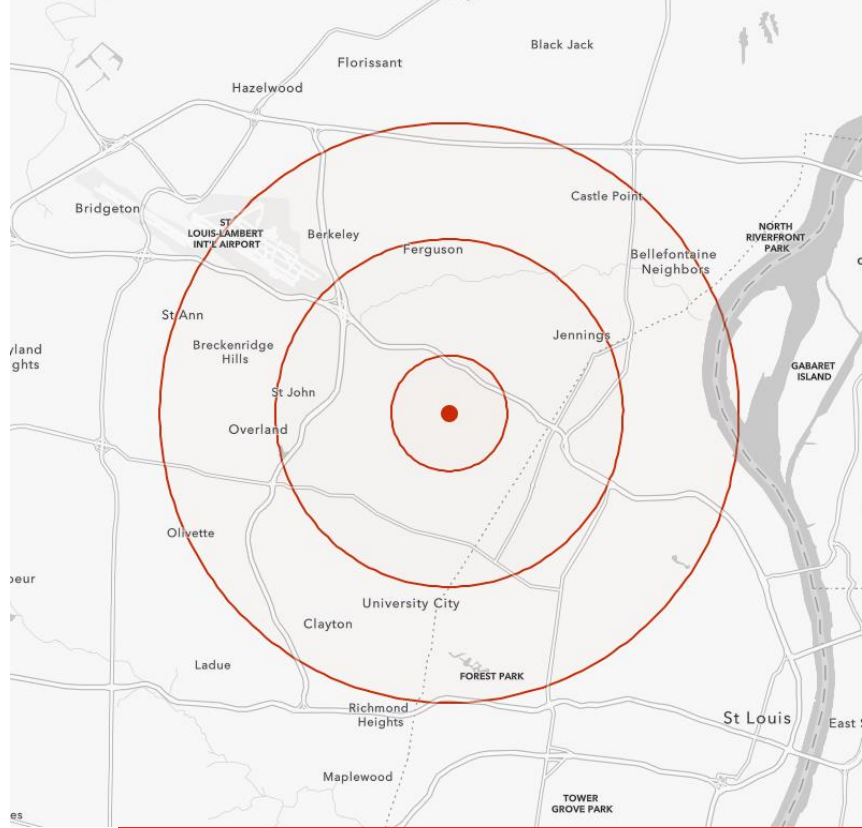
19,980 S.F. | CONTACT BROKER FOR PRICING

**PROPERTY INFORMATION**



- **FREE-STANDING RETAIL BUILDING OFFERED FOR SALE OR LEASE**
- **SITS ON 1.1 ACRES WITH 42 PARKING SPACES**
- **HIGH VISIBILITY ON NATURAL BRIDGE ROAD WITH 10,641 VEHICLES PER DAY**
- **8,140 S.F. BASEMENT**
- **LESS THAN 1 MILE TO UNIVERSITY OF MISSOURI — ST. LOUIS WITH ENROLLMENT OF 15K+**
- **WITHIN 2 MILES OF EXPRESS SCRIPTS HQ, GLENN ECHO COUNTRY CLUB, NORWOOD HILLS COUNTRY CLUB, AND NORMANDIE GOLF CLUB**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		11,195	93,501	286,335
HOUSEHOLDS		5,041	39,147	123,910
AVERAGE HH INCOME		\$57,090	\$54,370	\$78,669



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