

**3153  
MORGANFORD**



SCAN HERE!



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**3153 MORGANFORD RD.**

**ST. LOUIS, MO 63116**

**5,000 S.F. | \$18/S.F. N.N.N.**



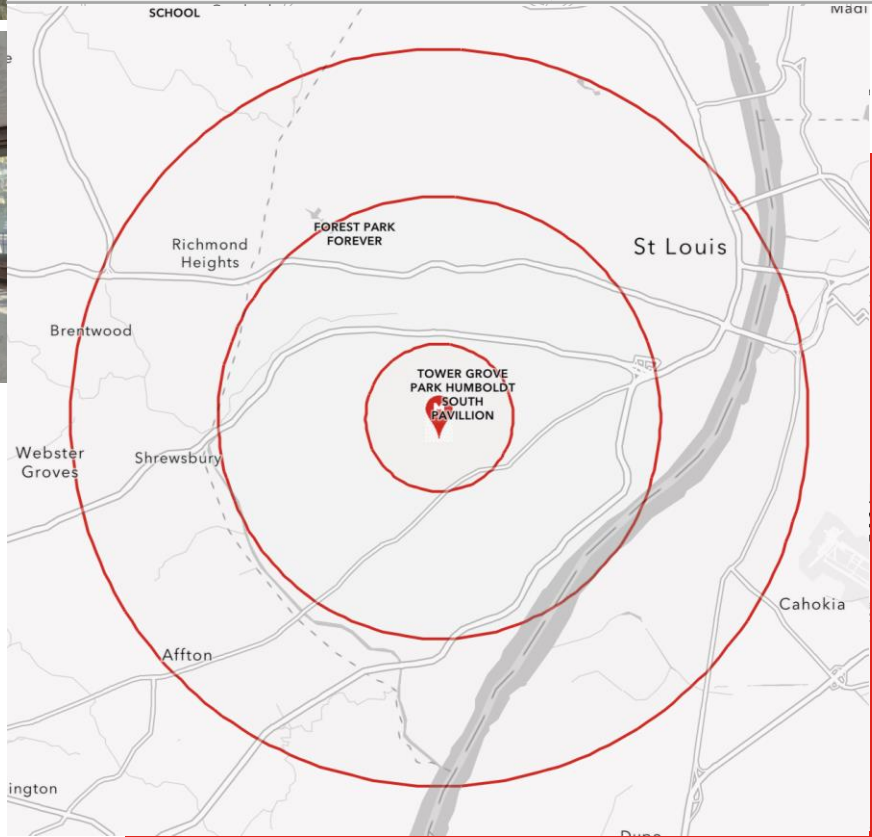
**FOR LEASE**

**PROPERTY INFORMATION**



- **TURNKEY RESTAURANT LOCATED ON MORGANFORD RD. & JUNIATA ST. JUST 2 BLOCKS FROM TOWER GROVE PARK.**
- **RECENTLY RENOVATED DINING ROOM AND UPDATED KITCHEN INFRASTRUCTURE, MULTIPLE WALK-IN COOLERS, 12 FT. HOOD, LARGE PREP AREA, 2 DINING SECTIONS AND 2 BARS.**
- **INCLUDES 11 OFF STREET PARKING SPACES, SIDEWALK/PATIO DINING, AND COURTYARD SPACE.**
- **ATTACHED 700 S.F. OFFICE SPACE AVAILABLE IN ADDITION TO THE 5,000 S.F. RESTAURANT SPACE.**
- **JOIN THE ECLECTIC MIX OF BUSINESSES THAT MAKE UP THE GROWING MORGANFORD BUSINESS DISTRICT.**
- **THE INCREASING POPULATION IN THE TOWER GROVE SOUTH AREA BRINGS A STEADY FLOW OF CUSTOMERS, BOOSTING FOOT TRAFFIC FOR MORGANFORD BUSINESSES.**

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| POPULATION        | 20,270   | 177,545  | 353,776  |
| HOUSEHOLDS        | 10,574   | 88,717   | 170,611  |
| AVERAGE HH INCOME | \$93,547 | \$92,093 | \$93,460 |



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**SITE PLAN**



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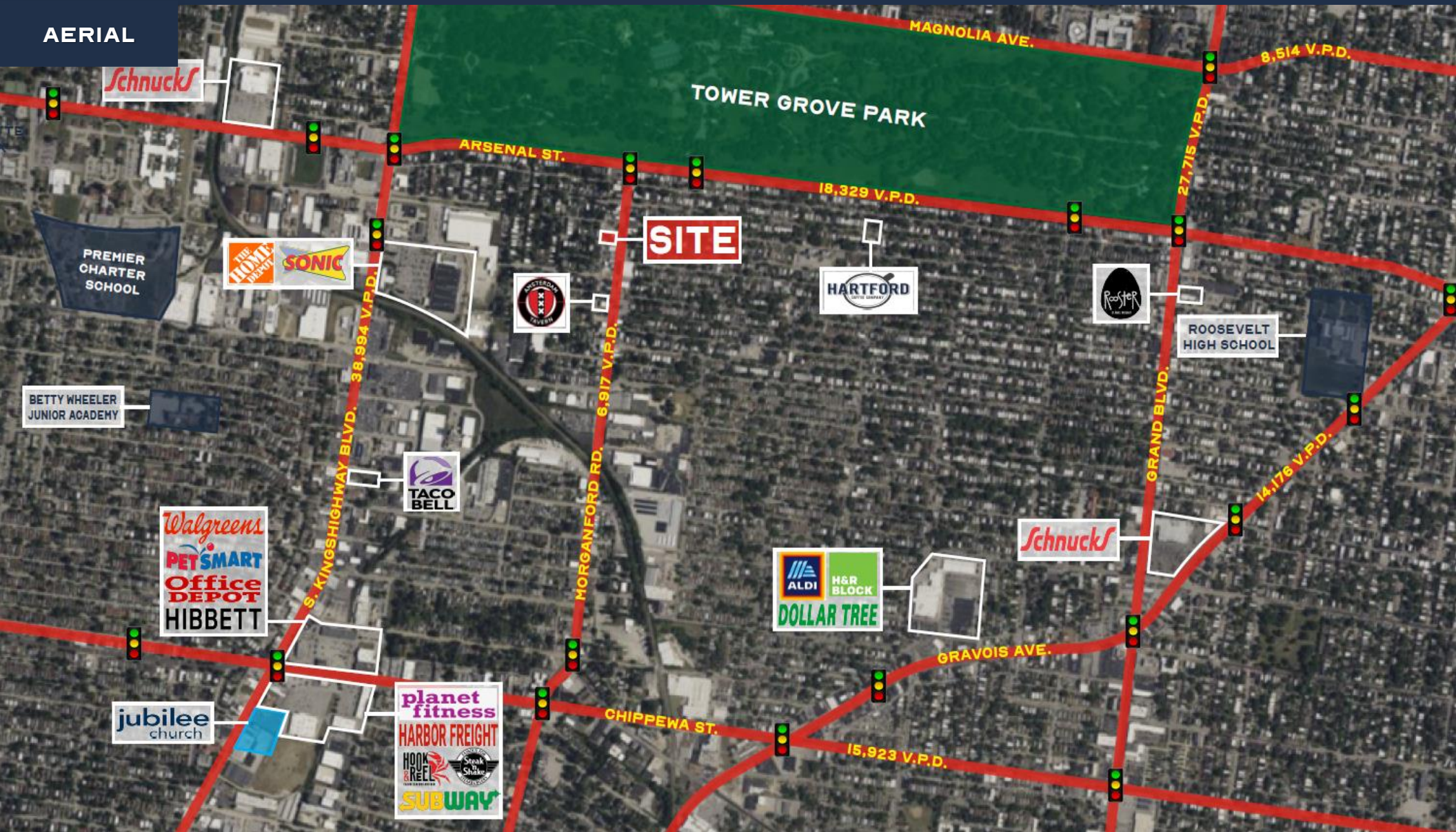
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AERIAL



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