

**TURNKEY
RESTAURANT
OPPORTUNITY**



SCAN HERE!



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**3153 MORGANFORD RD.
ST. LOUIS, MO 63116**

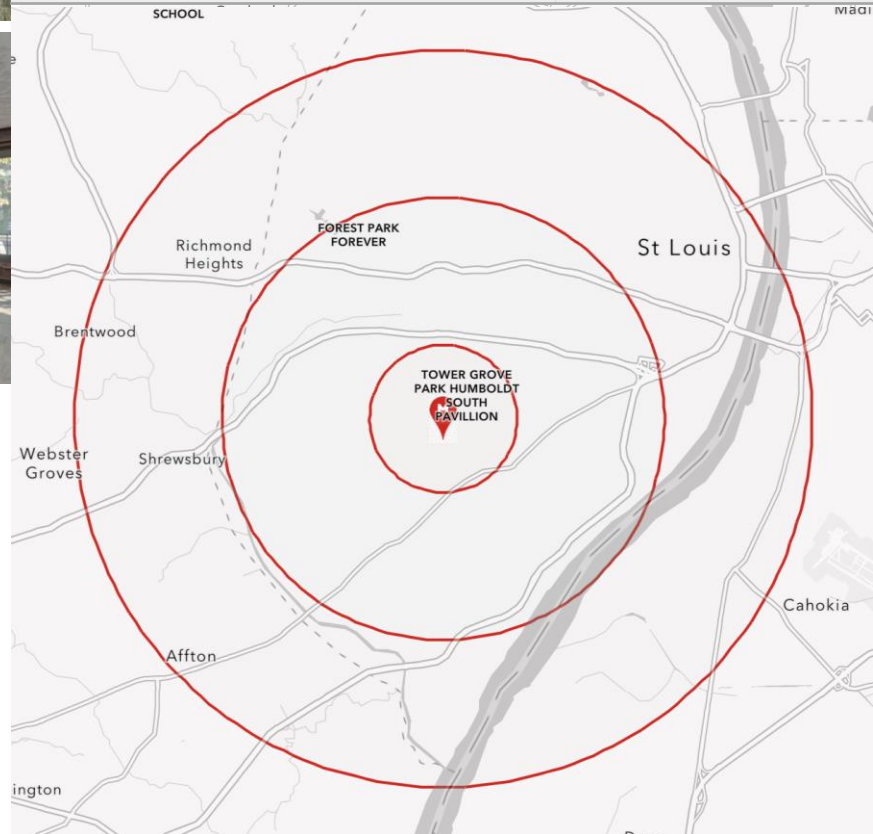
5,000 S.F. | \$18/S.F. N.N.N.

PROPERTY INFORMATION



- **TURNKEY RESTAURANT LOCATED ON MORGANFORD RD. & JUNIATA ST.**
- **RECENTLY RENOVATED DINING ROOM AND UPDATED KITCHEN INFRASTRUCTURE.**
- **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.**
- **ATTACHED 700 S.F. OFFICE SPACE AVAILABLE IN ADDITION TO THE RESTAURANT**
- **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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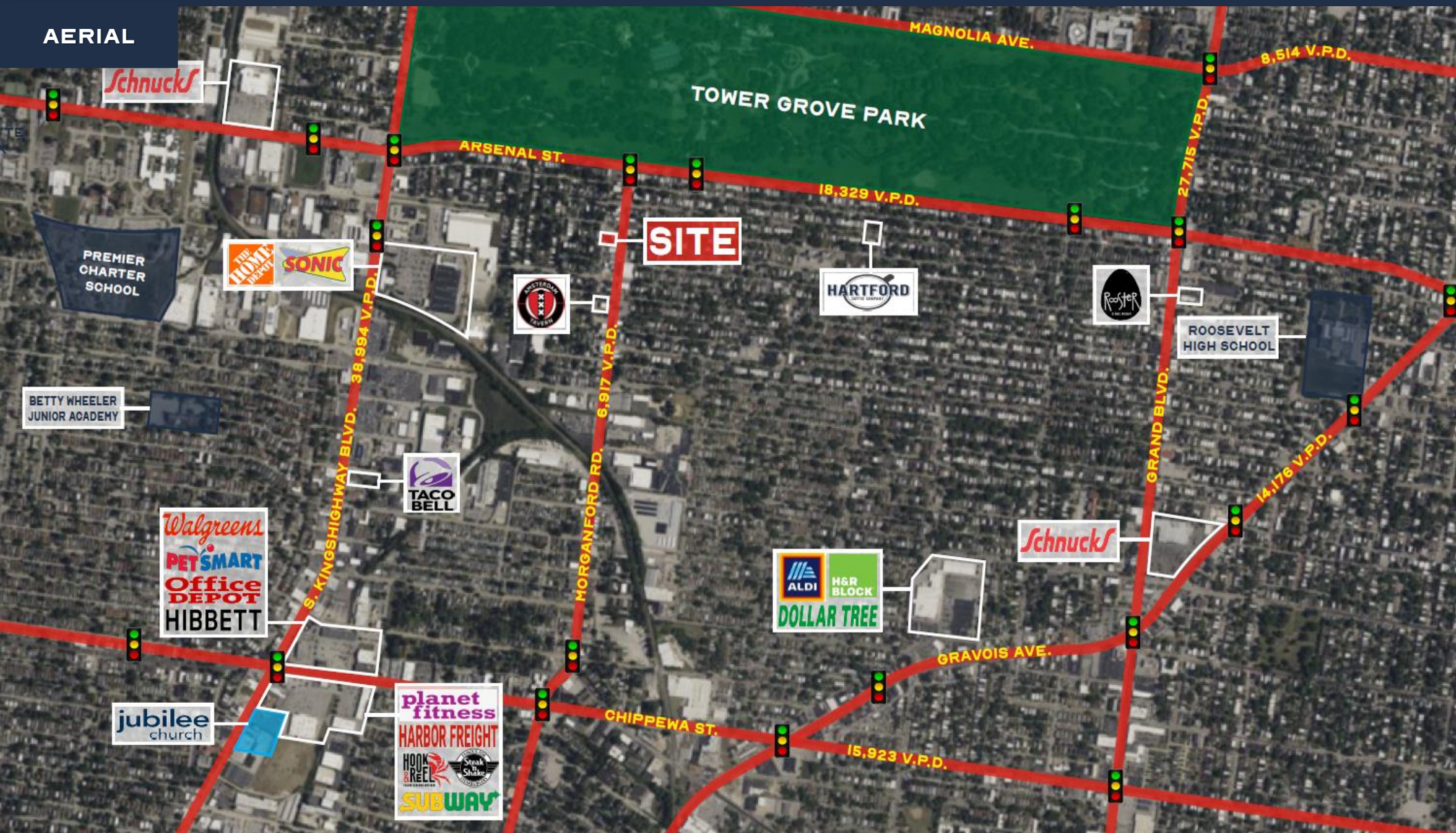
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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.