

**TURNKEY
RESTAURANT
OPPORTUNITY**



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

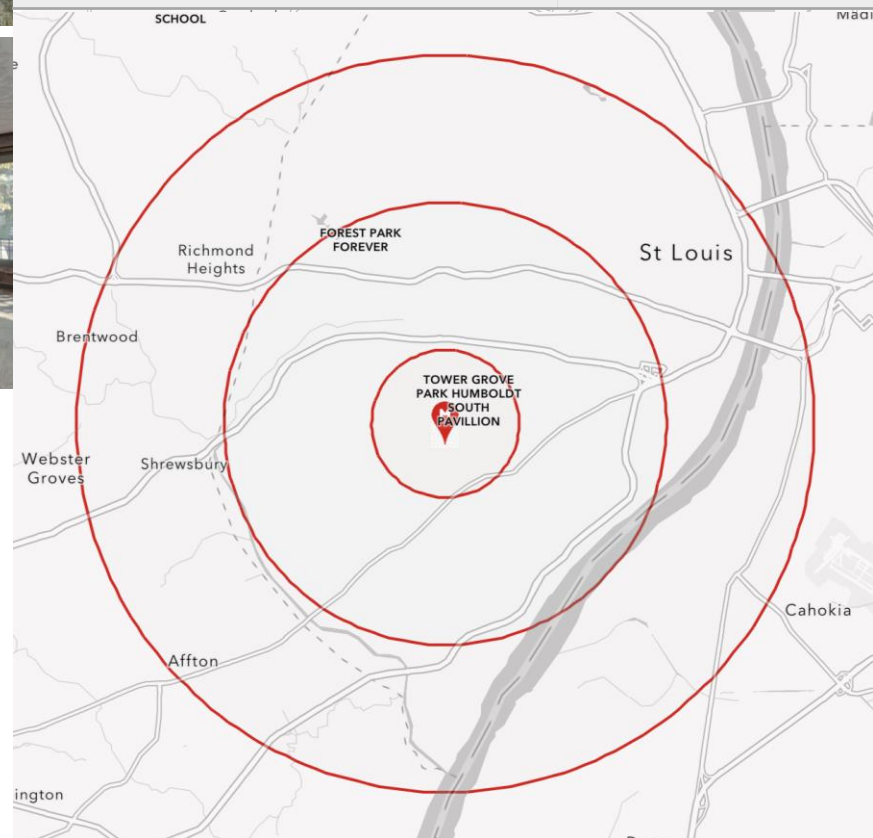
**3153 MORGANFORD RD.
ST. LOUIS, MO 63116
5,000 S.F. | \$18/S.F. N.N.N.**

PROPERTY INFORMATION



- **TURNKEY RESTAURANT LOCATED ON MORGANFORD RD. & JUNIATA ST.**
- **RECENTLY RENOVATED DINING ROOM AND UPDATED KITCHEN INFRASTRUCTURE.**
- **WALK-IN COOLERS, 21 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



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**3153 MORGANFORD RD.
 ST. LOUIS, MO 63116
 5,000 S.F. | \$18/S.F. N.N.N.**

SITE PLAN



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

BEN CHERRY, COIM

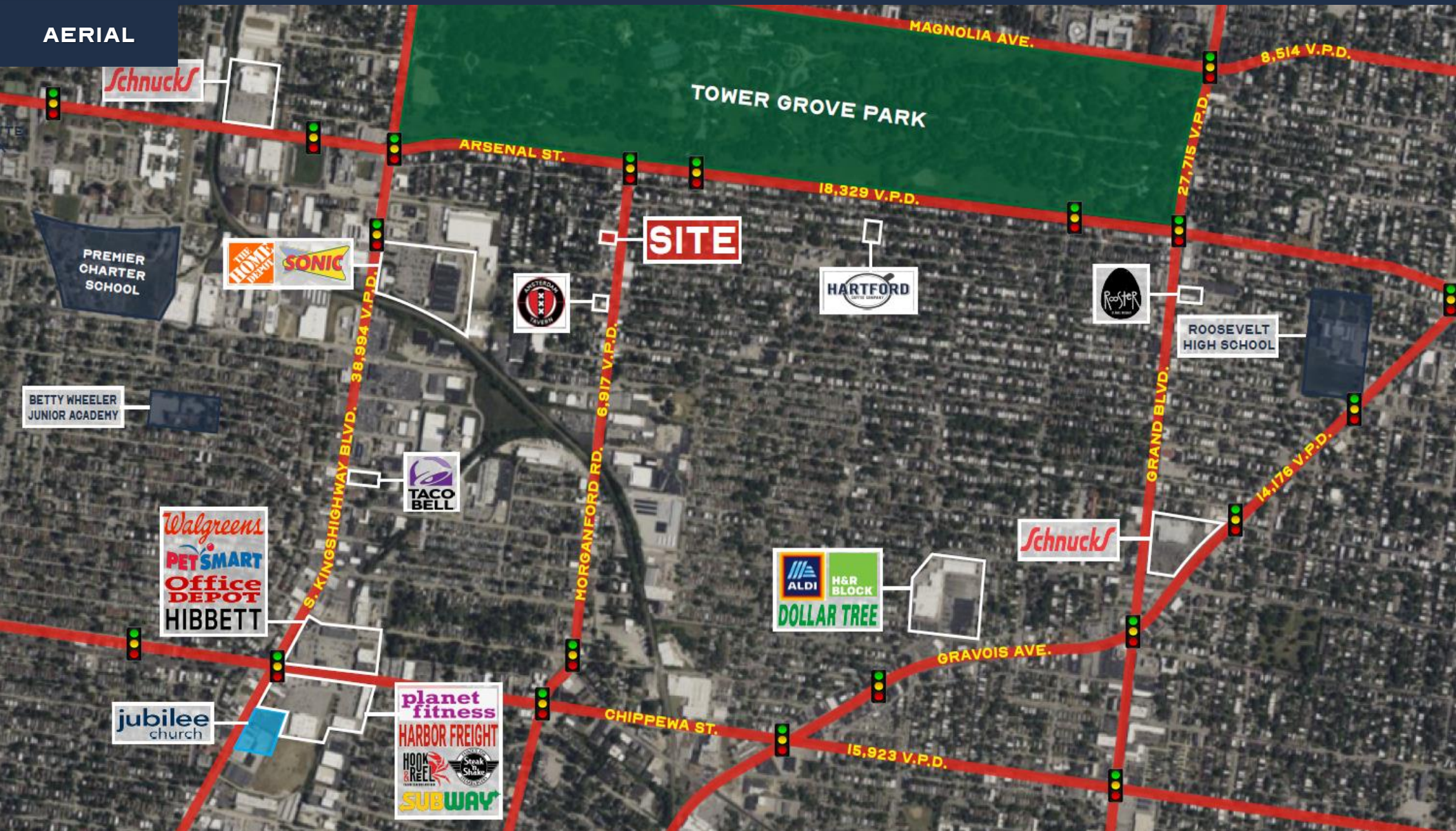
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**3153 MORGANFORD RD.
ST. LOUIS, MO 63116
5,000 S.F. | \$18/S.F. N.N.N.**

AERIAL



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

BEN CHERRY, COIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, COIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**3153 MORGANFORD RD.
ST. LOUIS, MO 63116
5,000 S.F. | \$18/S.F. N.N.N.**