

**MOFO
RESTAURANT/RETAIL
FOR LEASE**



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

MARK CLARKSON, CCIM

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**3172 MORGANFORD RD.
ST. LOUIS, MO 63116**

2,374 S.F. | \$24/S.F. N.N.N.

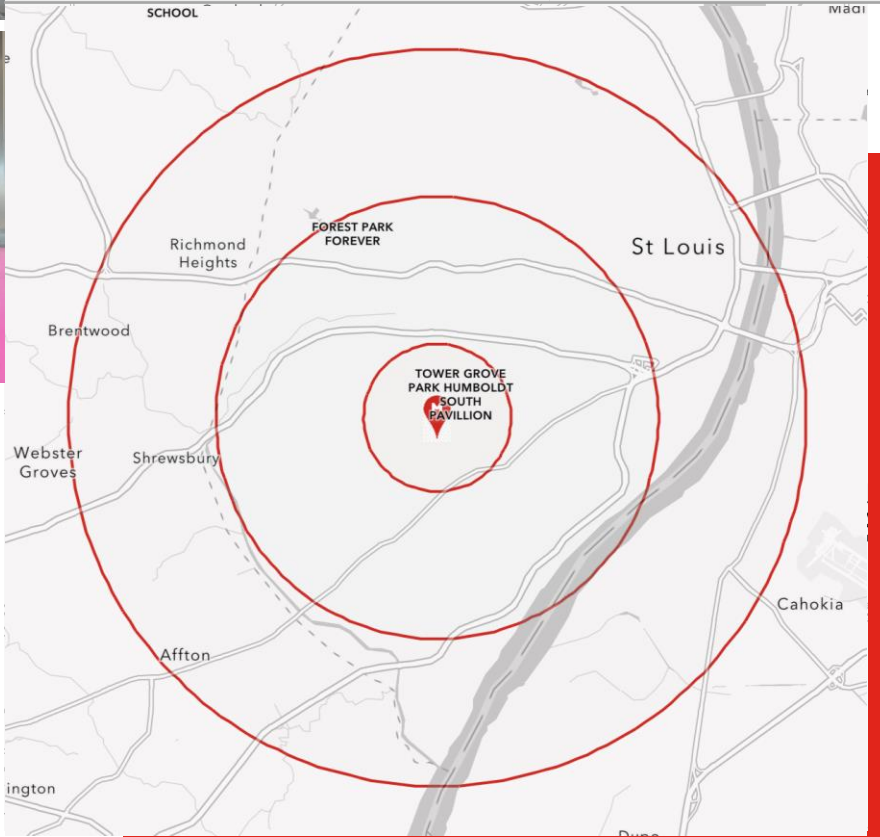
FOR LEASE

PROPERTY INFORMATION



- 3,000 FT. TURNKEY RESTAURANT SPACE FOR LEASE ON MORGANFORD RD. IN TOWER GROVE SOUTH.
- POSITIONED ON THE GROUND FLOOR ENDCAP OF THE FULLY OCCUPIED MOFO URBAN RESIDENCES.
- SPACE FEATURES A 12 FT. HOOD, SINKS AND OTHER NECESSARY INFRASTRUCTURE, WITH VARIOUS FF&E AVAILABLE FOR LEASE.
- ONLY ONE TENANT HAS OCCUPIED THE SPACE SINCE CONSTRUCTION.
- 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

MARK CLARKSON, COIM
 Phone: 314.647.6611 ext. 127
 MClarkson@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

**3172 MORGANFORD RD.
 ST. LOUIS, MO 63116
 2,374 S.F. | \$24/S.F. N.N.N.**

SITE PLAN



SCAN HERE!



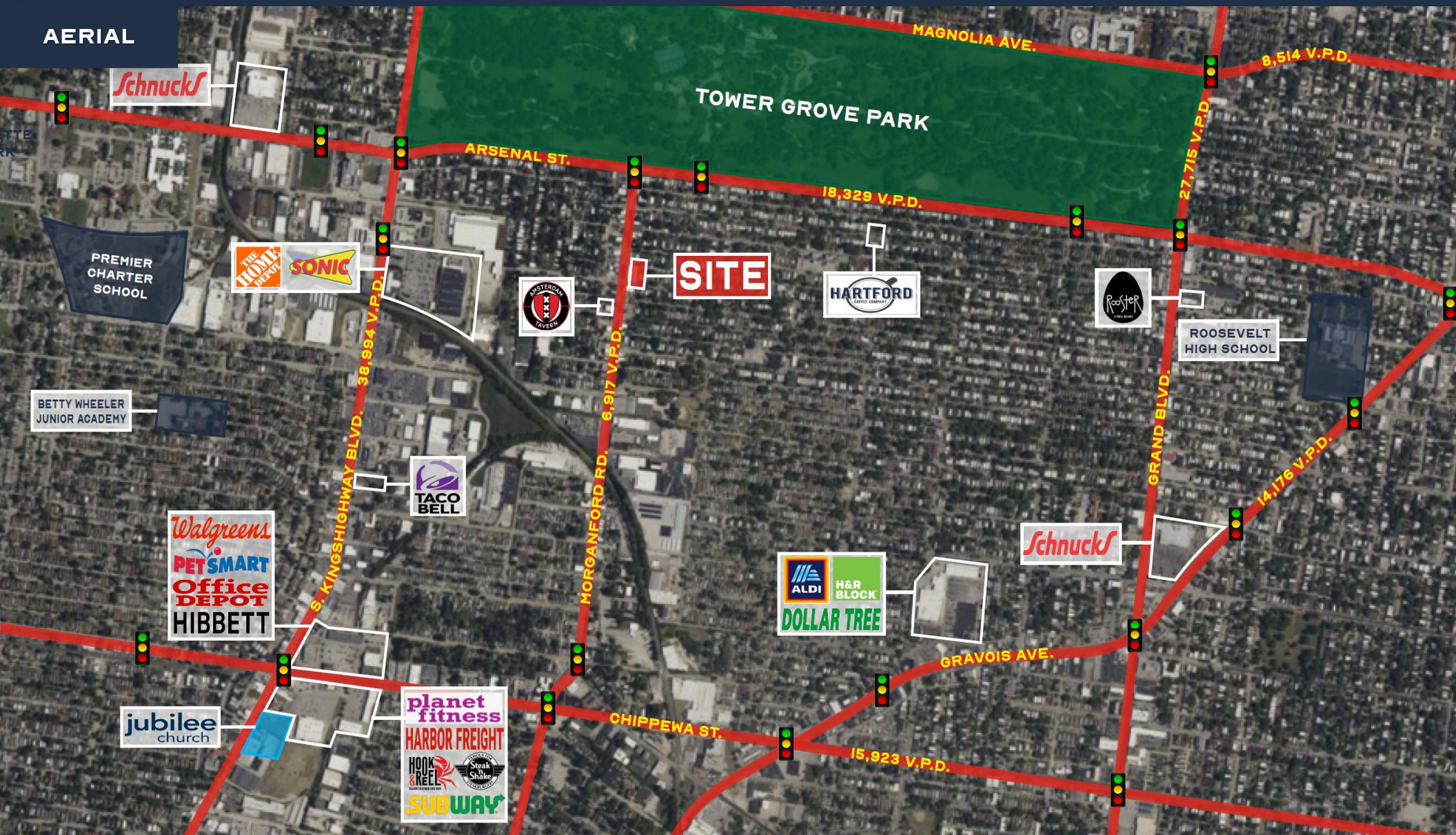
CALEB ANTHONIS
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

MARK CLARKSON, COIM
Phone: 314.647.6611 ext. 127
MClarkson@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

**3172 MORGANFORD RD.
ST. LOUIS, MO 63116
2,374 S.F. | \$24/S.F. N.N.N.**



SCAN HERE!



CALEB ANTHONIS
 Phone: 314.647.6611 ext. 126
 Caleb@ManorRealEstate.com

MARK CLARKSON, COIM
 Phone: 314.647.6611 ext. 127
 MClarkson@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

3172 MORGANFORD RD.
ST. LOUIS, MO 63116
2,374 S.F. | \$24/S.F. N.N.N.

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.