

**MANCHESTER  
AVENUE MIXED USE  
BUILDING FOR SALE**



**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

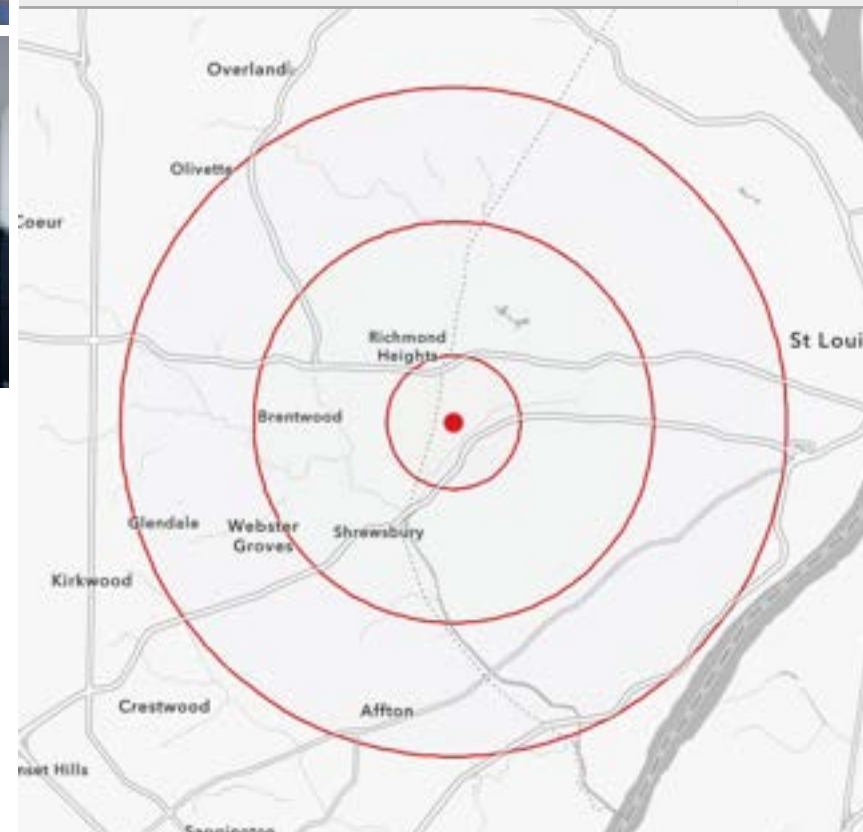
**6831 MANCHESTER AVENUE  
ST. LOUIS, MO 63143  
4,000 S.F. | \$400,000 (\$100.00/S.F.)**

### PROPERTY INFORMATION



- OWNER/USER OPPORTUNITY - 4,000 SF FULLY VACANT AND AVAILABLE ACROSS TWO FLOORS (2,000 SF EACH)
- BOTH LEVELS AVAILABLE FOR LEASE: UPPER AT \$12 PSF + UTILITIES; LOWER AT \$18 PSF NNN
- RECENT CAPITAL IMPROVEMENTS: NEW HVAC, FRONT DOORS, HELITECH WATERPROOFING, ALUMINUM ROOF TREATMENT
- 21,734 VPD ON MANCHESTER AVE | QUICK ACCESS TO MAPLEWOOD AMENITIES
- LOWER LEVEL PREVIOUSLY IMPROVED FOR DAYCARE USE - FLEXIBLE FOR RANGE OF COMMERCIAL/OFFICE USES
- AVG HH INCOME \$95,665 WITHIN 1-MILE RADIUS | STRONG OWNER-OCCUPIED OFFICE SUBMARKET

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	16,345	140,598	373,821
HOUSEHOLDS	8,927	71,494	180,116
AVERAGE HH INCOME	\$107,290	\$129,537	\$118,297



**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**6831 MANCHESTER AVENUE**  
**ST. LOUIS, MO 63143**  
**4,000 S.F. | \$400,000 (\$100.00/S.F.)**

AERIAL



**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
Caleb@ManorRealEstate.com

**6831 MANCHESTER AVENUE**  
**ST. LOUIS, MO 63143**  
**4,000 S.F. | \$400,000 (\$100.00/S.F.)**