MANOR REAL ESTATE

FOR SALE



2031 S BIG BEND BLVD

Caleb Anthonis
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

Ben Cherry, CCIM
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

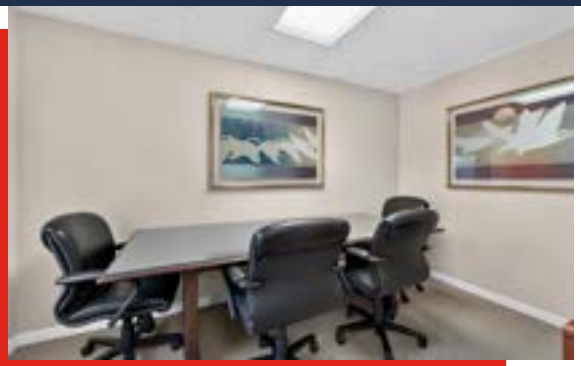
2031 S BIG BEND BLVD.
ST. LOUIS, MO 63117
2,020 S.F. | $289,000 ($143.00/S.F.)

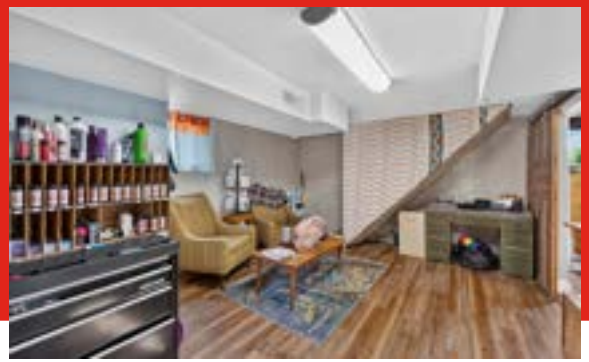
MANOR REAL ESTATE

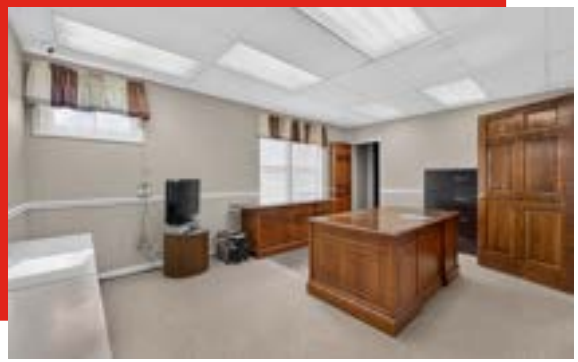
FOR SALE

PROPERTY INFORMATION



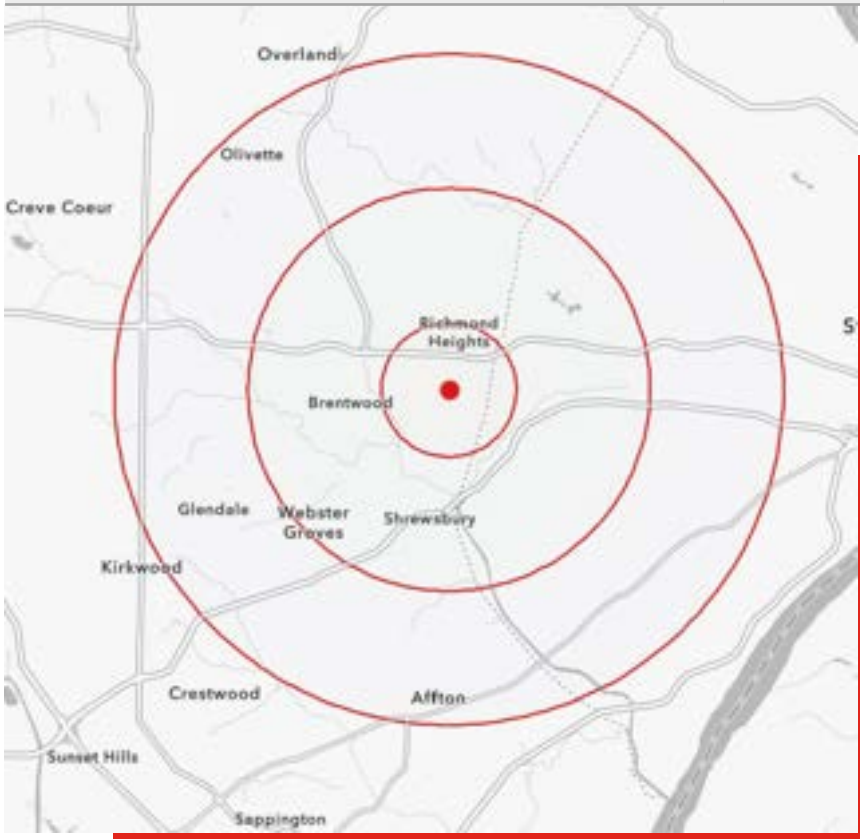






- TWO-STORY, 2,020 SF MASONRY OFFICE ON 0.25 AC WITH MONUMENT SIGNAGE ON S BIG BEND BLVD
- VACANT 918 SF MAIN-LEVEL SUITE WITH 3 PRIVATE OFFICES AND A CONFERENCE ROOM, IDEAL FOR AN OWNER-USER
- EXISTING TENANTS IN PLACE ON THE SECOND FLOOR AND LOWER LEVEL
- PRICED AT ABOUT $143/SF, IN LINE WITH RECENT CORRIDOR SALES (MEDIAN ABOUT $140/SF)
- CENTRAL LOCATION BETWEEN HWY 40 AND HWY 44, ABOUT 1 MILE TO MAPLEWOOD-MANCHESTER METROLINK
- DENSE TRADE AREA: 121,000+ RESIDENTS AND 117,000 DAYTIME EMPLOYEES WITHIN 3 MILES

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		16,583	127,347	345,679
HOUSEHOLDS		8,677	61,557	166,184
AVERAGE HH INCOME		$126,034	$152,279	$131,628



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

BEN CHERRY, CCIM
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

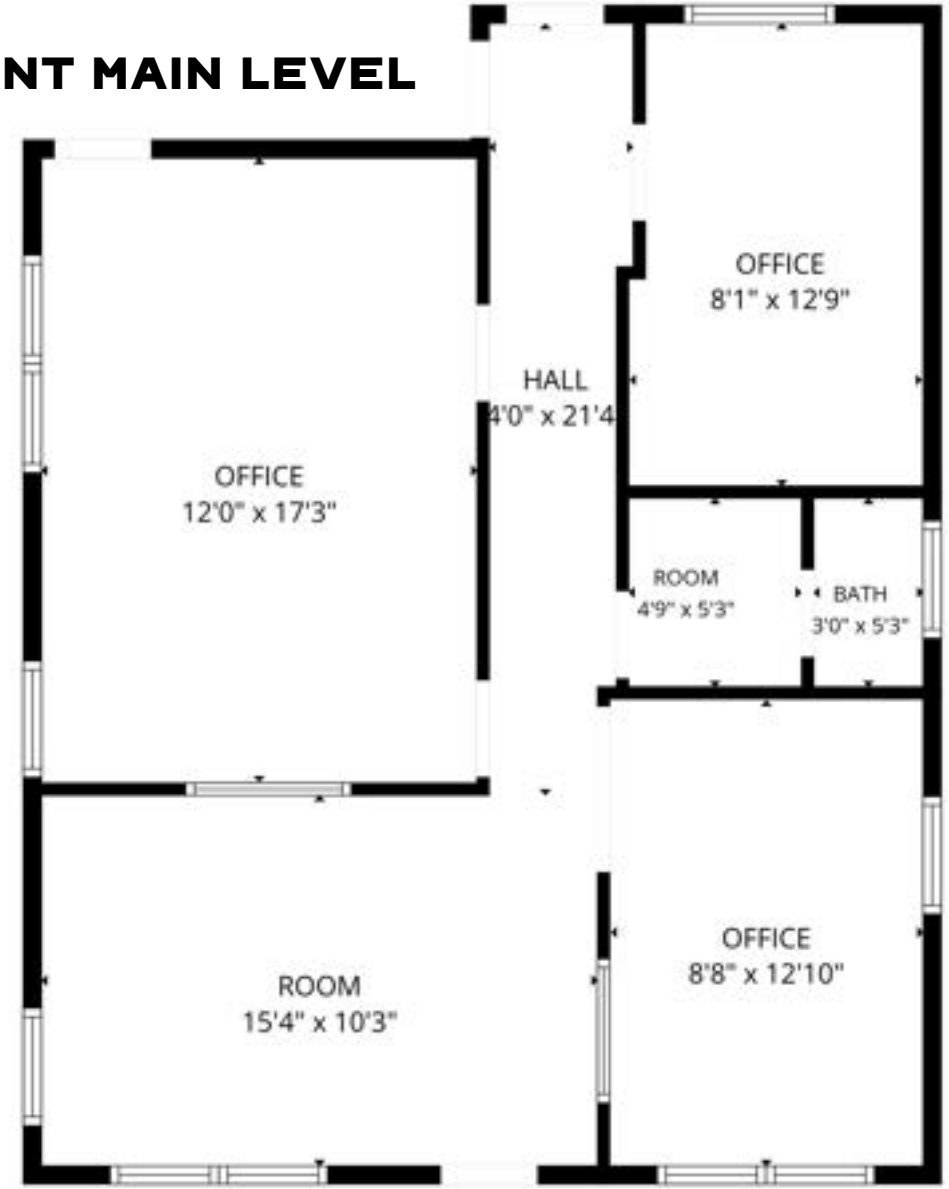
2031 S BIG BEND BLVD.
ST. LOUIS, MO 63117
2,020 S.F. | $289,000 ($143.00/S.F.)

MANOR REAL ESTATE

FOR SALE

FLOOR PLAN

VACANT MAIN LEVEL



Caleb Anthonis
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

Ben Cherry, CCIM
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

2031 S Big Bend Blvd.
St. Louis, MO 63117
2,020 S.F. | $289,000 ($143.00/S.F.)

MANOR REAL ESTATE

FOR SALE

AERIAL



Caleb Anthonis
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

Ben Cherry, CCIM
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

2031 S Big Bend Blvd.
St. Louis, MO 63117
2,020 S.F. | $289,000 ($143.00/S.F.)

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.