MANOR REAL ESTATE

FOR LEASE

UPDATED FREESTANDING OFFICE BUILDING IN BRENTWOOD



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

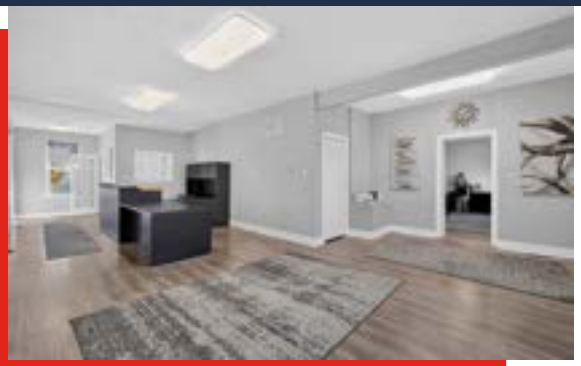
2806 S Brentwood Blvd
Brentwood, MO 63144
800-3,264 S.F. | $15.00/S.F. M.G.

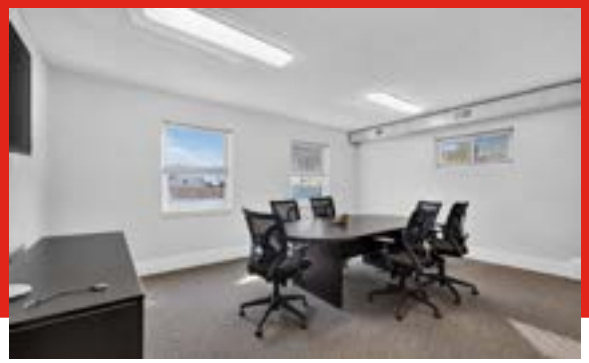
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PROPERTY INFORMATION









DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		11,764	108,366	299,029
HOUSEHOLDS		5,224	49,050	139,319
AVERAGE HH INCOME		$155,772	$172,922	$150,801



- FLEXIBLE SPACE: 800 – 2,400 SF AVAILABLE IN A FREESTANDING TWO-STORY OFFICE BUILDING
- RECENTLY UPDATED: REAR RE-STUCCOED, EXTERIOR PAINTED, NEW REAR GUTTER, INTERIOR REFRESHED
- 10 SURFACE PARKING SPACES ON A 0.16 AC LOT WITH 50 FT OF FRONTAGE
- FRONTAGE ON S BRENTWOOD BLVD, 18,500 – 30,500 VPD, JUST SOUTH OF MANCHESTER RD
- SURROUNDED BY SCHNUCKS, ACE HARDWARE, KOLACHE FACTORY, CLUB PILATES AND BRENTWOOD PARK
- STRONG DEMOGRAPHICS: $98,639 MEDIAN HOUSEHOLD INCOME AND 9,470 DAYTIME EMPLOYEES WITHIN 1 MILE

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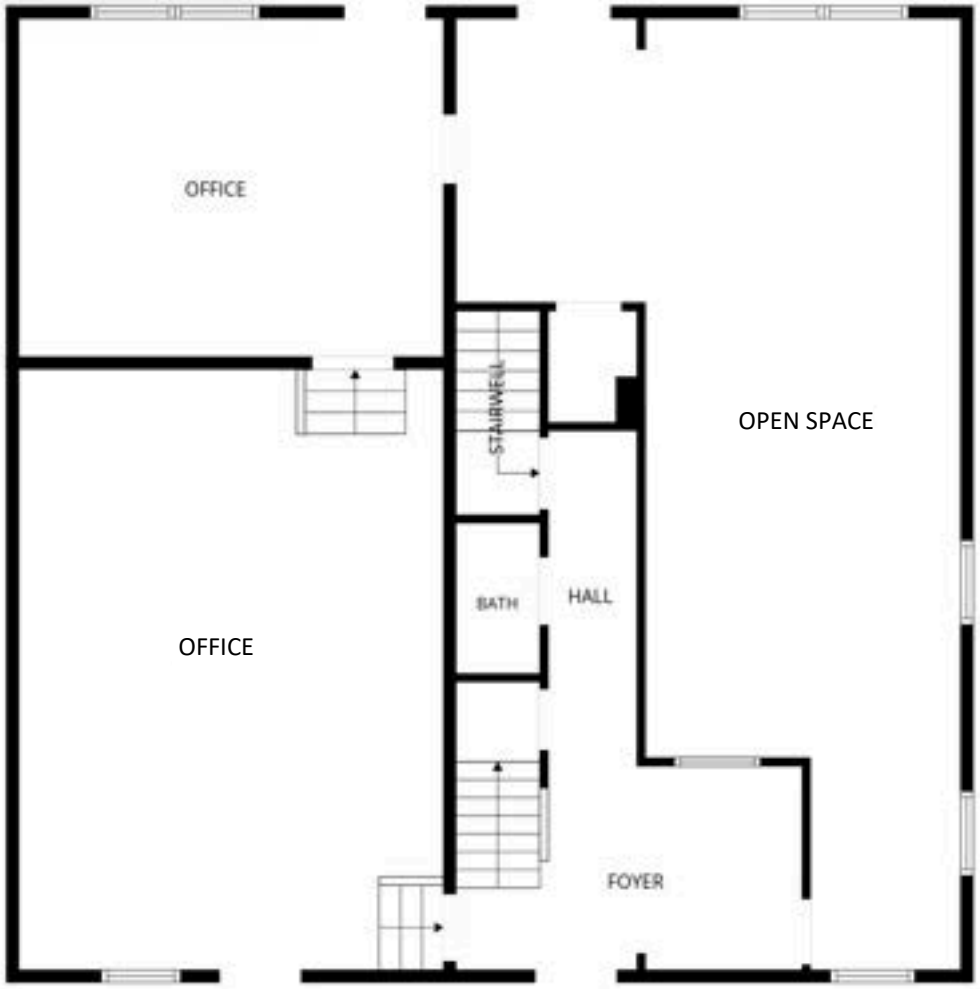
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FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



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AERIAL



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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.