MANOR REAL ESTATE

FOR SALE

# UPDATED FREESTANDING OFFICE BUILDING IN BRENTWOOD




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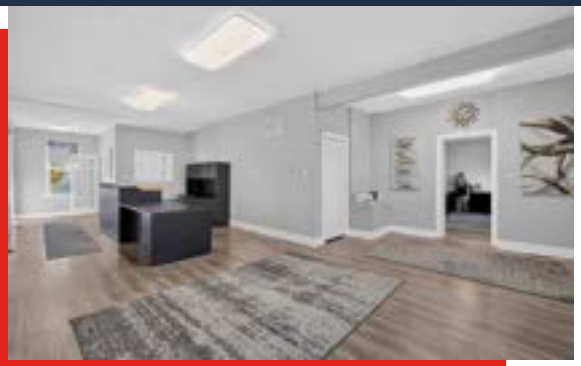
**2806 S Brentwood Blvd**
**Brentwood, MO 63144**
**3,264 S.F. | $495,000 ($151.65/S.F.)**

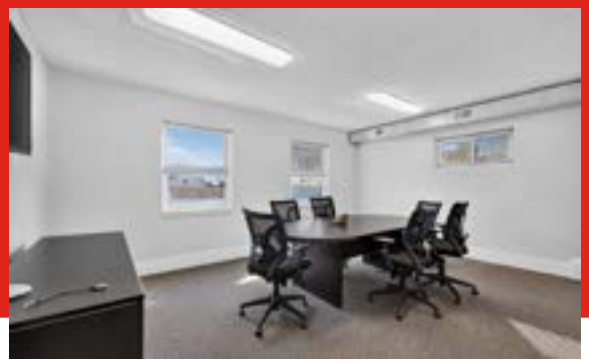
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## PROPERTY INFORMATION









- OWNER-USER OPPORTUNITY: FREESTANDING TWO-STORY OFFICE BUILDING, APPROX. 3,264 SF
- 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

| 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 |





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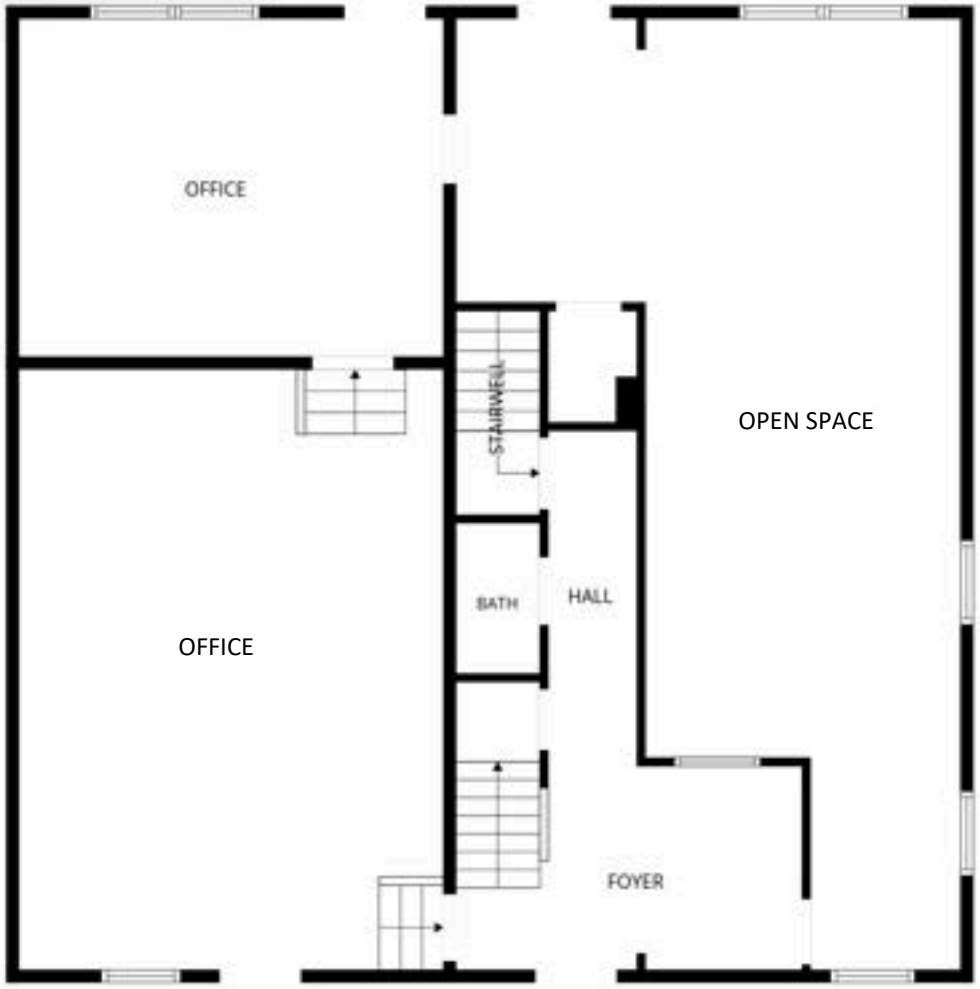

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## FLOOR PLAN

### 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 Purchaser investigate fully.