



**DOGTOWN RETAIL/OFFICE
FOR LEASE ON
MANCHESTER ROAD**

SCAN HERE!



CALEB ANTHONIS

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**6823 MANCHESTER ROAD
ST. LOUIS, MO 63139
1,900 S.F. | \$12.00/S.F. M.G.**

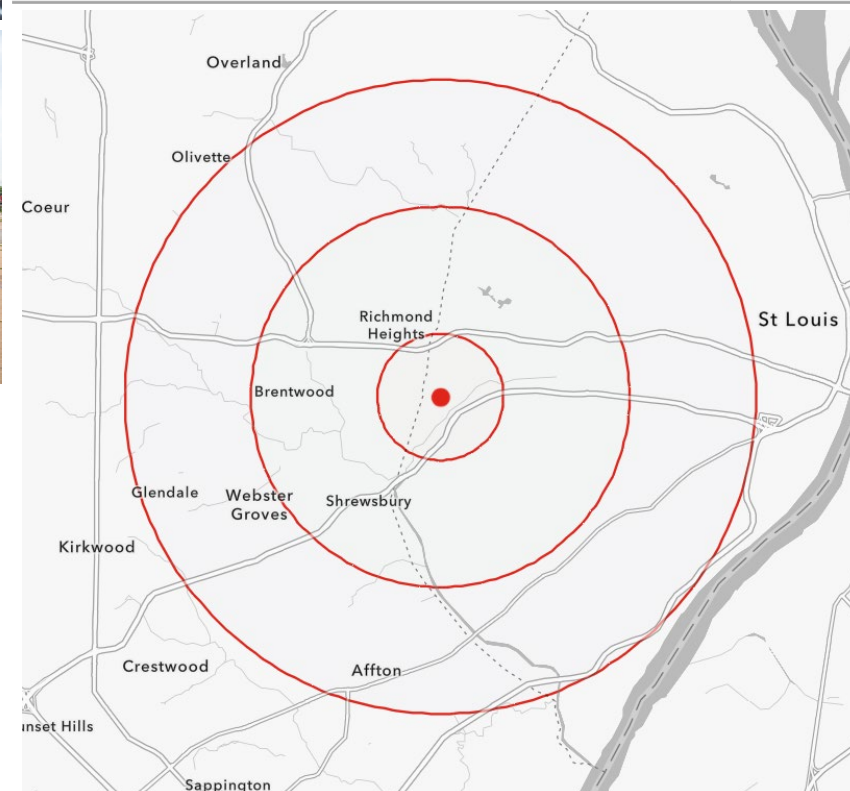
PROPERTY INFORMATION



- **PAIR THIS RETAIL/OFFICE SPACE WITH THE 2ND FLOOR RESIDENTIAL UNIT (\$1,500/MO) FOR A SEAMLESS LIVE-WORK SETUP — IDEAL FOR OWNER-OPERATORS.**
- **1,900 SF RETAIL/OFFICE SPACE FOR LEASE LOCATED IN DOGTOWN ON MANCHESTER RD.**
- **EXCELLENT STREET VISIBILITY WITH HIGH DAILY TRAFFIC AND PROMINENT SIGNAGE OPPORTUNITY.**
- **FLEXIBLE OPEN LAYOUT SUITABLE FOR RETAIL, OFFICE, OR CREATIVE USE.**
- **PRIVATE REAR PARKING AND CONVENIENT FRONT-DOOR CUSTOMER ACCESS.**
- **SURROUNDED BY POPULAR LOCAL BUSINESSES, RESTAURANTS, AND GROWING RESIDENTIAL DENSITY.**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		15,915	140,656	374,082
HOUSEHOLDS		8,733	71,527	180,360
AVERAGE HH INCOME		\$107,479	\$128,932	\$118,299



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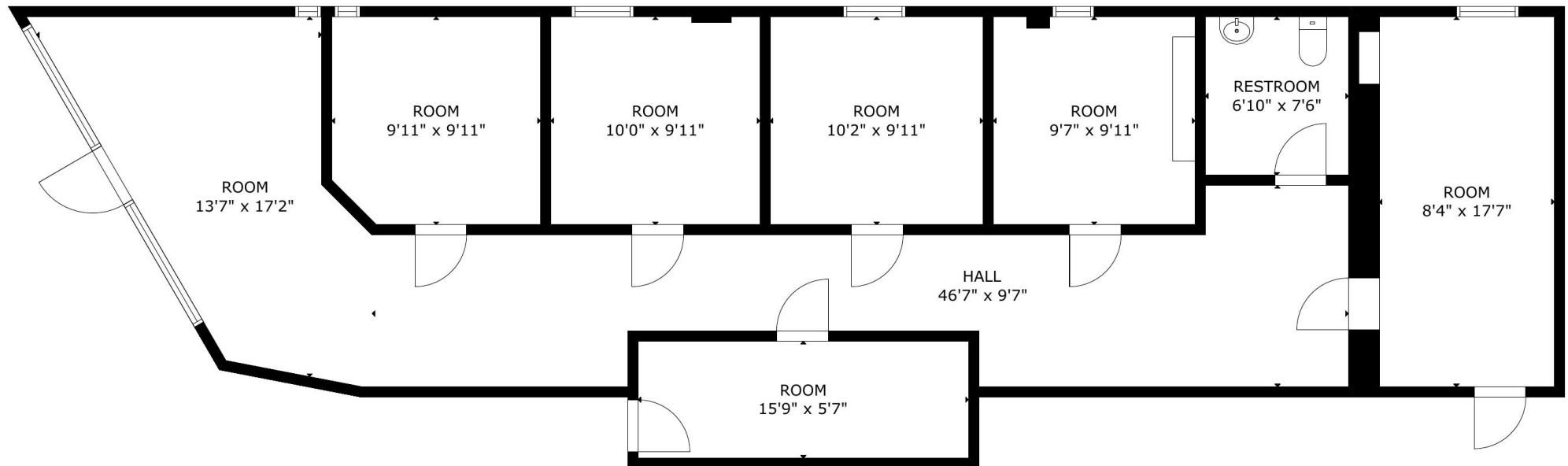
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FLOOR PLAN



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