



PROMINENT MAPLEWOOD PROPERTY



KALINGA PRODUCTION STUDIOS



SCAN HERE!



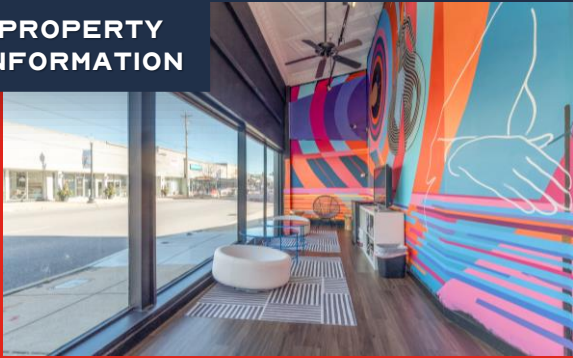
BEN CHERRY, CCIM **MARK CLARKSON, CCIM**

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

Phone: 314.647.6611 ext. 127
MClarkson@ManorRealEstate.com

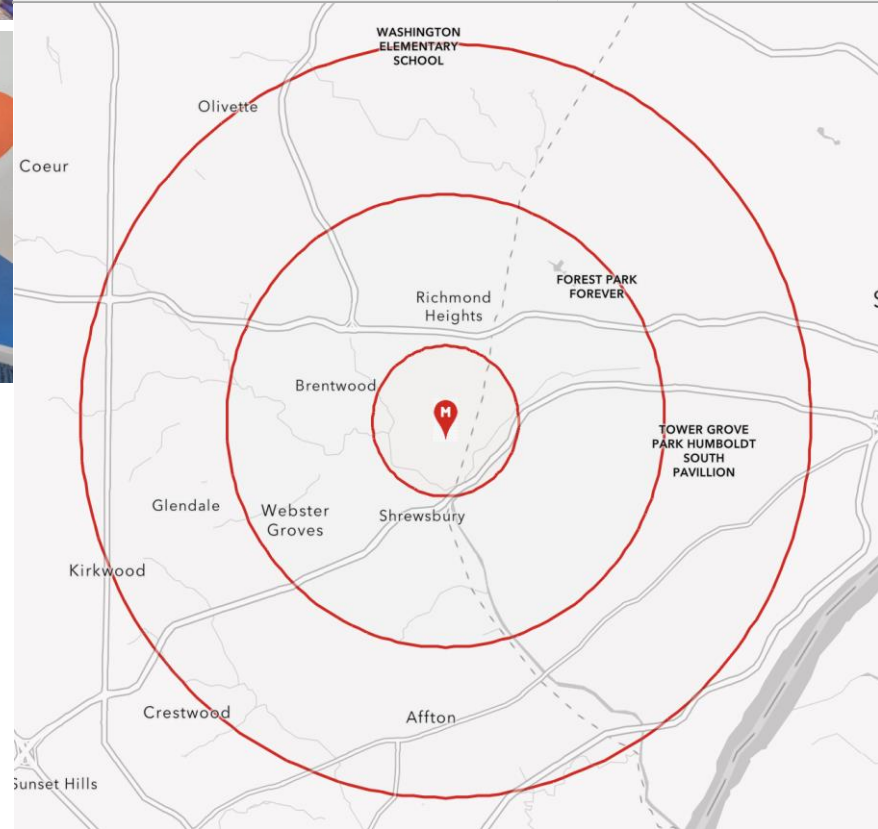
7420 MANCHESTER ROAD
MAPLEWOOD, MO 63143
10,257 S.F. | \$1,800,000 (\$175/S.F.)

PROPERTY INFORMATION



- **PRIME LOCATION:** LOCATED IN MAPLEWOOD, A VIBRANT ST. LOUIS SUBURB WITH HIGH VISIBILITY ON MANCHESTER ROAD.
- **VERSATILE USE:** INCLUDES RECORDING STUDIOS, CREATIVE OFFICE SPACES, RETAIL SPACE, AND A RESIDENTIAL UNIT ON THE THIRD FLOOR.
- **ON-SITE AMENITIES:** OFFERS SEVEN PRIVATE PARKING SPACES AND AN ELECTRIC VEHICLE CHARGING STATION.
- **EXISTING RENTAL INCOME IN PLACE** — CONTACT BROKER FOR FINANCIALS
- **NEARBY INFRASTRUCTURE:** SITUATION CLOSE TO RETAIL, DINING, AND ENTERTAINMENT HUBS.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,843	130,526	368,543
HOUSEHOLDS	7,109	62,323	172,462
AVERAGE HH INCOME	\$94,642	\$125,113	\$115,114



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SITE PLAN



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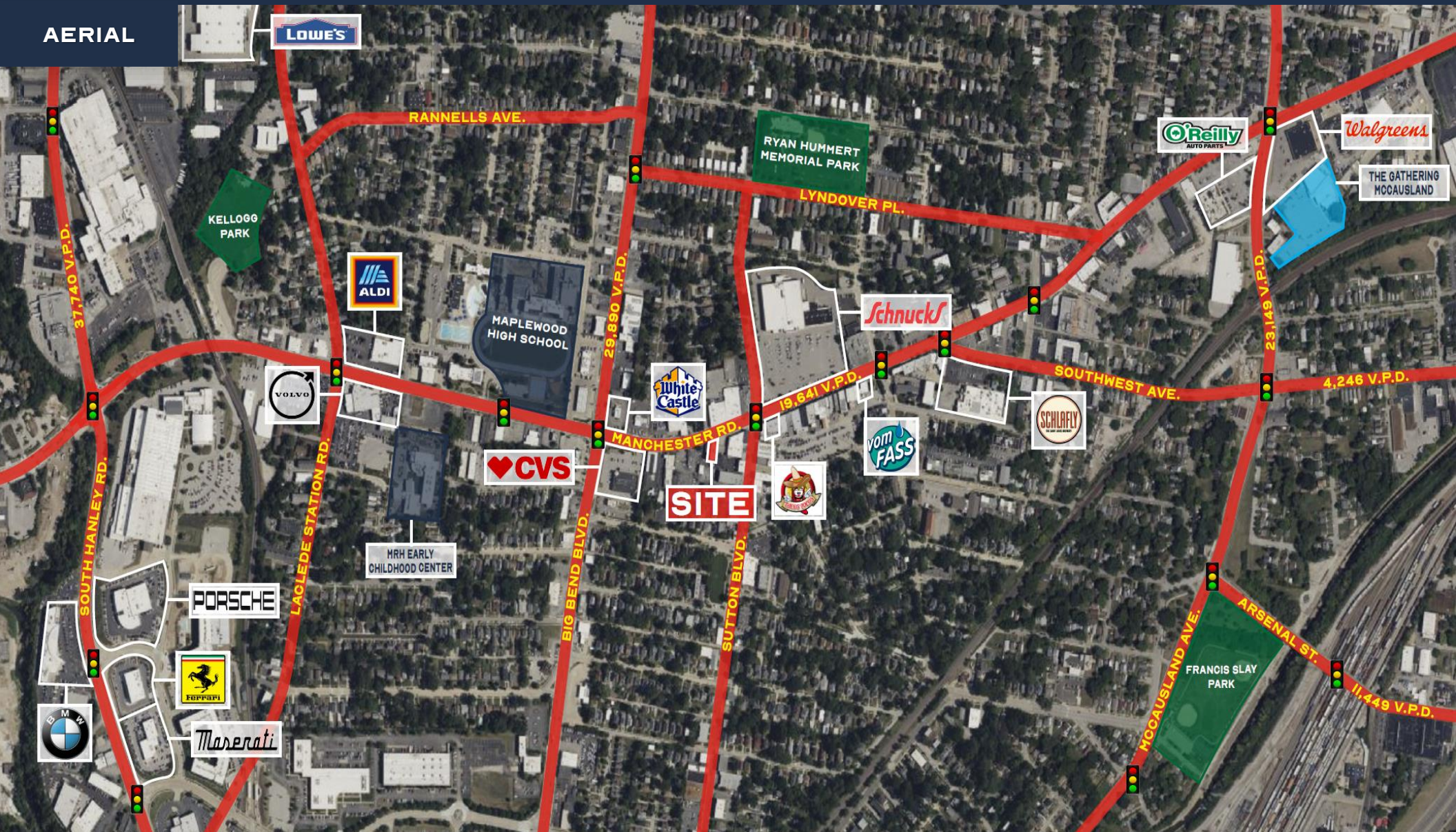
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AERIAL



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