



**Restaurant/Patio For Lease  
Located in the popular  
Soulard neighborhood**



**CALL TODAY FOR VIEWING.**

*2101 Menard St, St. Louis, MO 63104*

Must-see opportunity at the corner of Russell and Menard in the sought after Soulard neighborhood.

The building is 3,458 SF and is almost “TURN-KEY” with some equipment in place.

Located near many very popular St. Louis destinations including AB-INBEV, Busch Stadium, parks and many popular restaurants. Call today to set up a showing!



# Restaurant Property For Lease!

2101 Menard  
St. Louis, MO 63104

## LEASE PRICE :

**Lease Rate: \$12.00 SF**  
**Plus NNN (estimated \$2.89)**  
**Lease includes some equipment**

## BUILDING INFORMATION

- Building Sq. Ft: 3,458
- Land Sq. Ft: 3,075
- Tax ID: 0781:00:001100
- Zoned Commercial
- 2024 Taxes: \$6,043
- Year Built-1887

KRAMER COMMERCIAL REALTY, LLC

[www.KramerCommercialRealty.com](http://www.KramerCommercialRealty.com)

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| 100 Chesterfield Business Parkway

| Suite 200, Saint Louis, MO 63005



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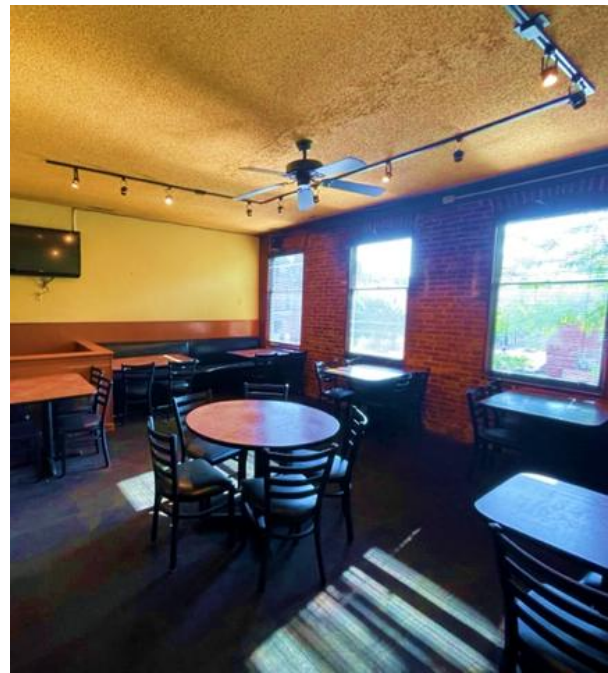
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## Property Details:

- ☐ Currently set up as 100 seat Mexican restaurant with 75-person patio
- ☐ Corner location gives this building great visibility and road frontage.
- ☐ The lease will include some FF&E
- ☐ Building has 3 floors with a basement and large patio
- ☐ Very popular soulard neighborhood near many new developments and known for the 2<sup>nd</sup> largest Mardi Gras in the country
- ☐ Soulard is known for its entertainment, music, great bars, fantastic food!
- ☐ Soulard Farmers Market draws people from all over the region.









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