

TURNKEY RESTAURANT IN THE GROVE



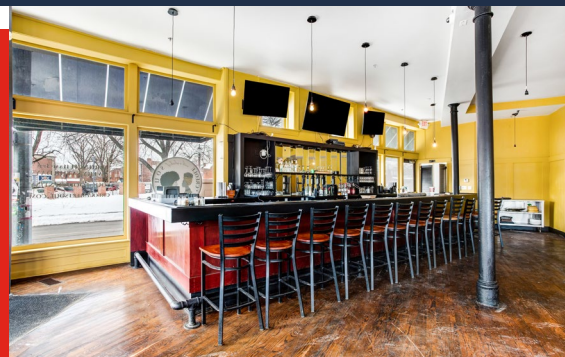
CALEB ANTHONIS

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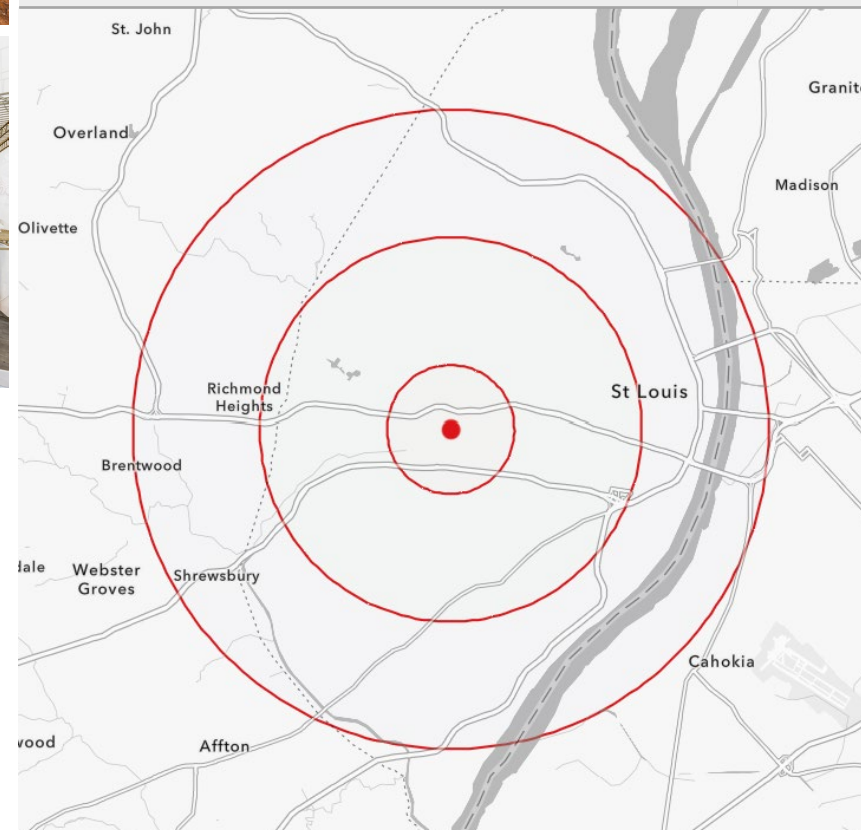
**4353 MANCHESTER AVENUE
ST. LOUIS, MO 63110
2,000 S.F. | \$28.00/S.F. N.N.N.**

PROPERTY INFORMATION



- LOCATED IN THE HEART OF THE GROVE, ST. LOUIS' PREMIER RESTAURANT AND NIGHTLIFE DISTRICT
- FULLY BUILT OUT TURNKEY BAR/RESTAURANT WITH EXISTING HOOD, GREASE TRAP, BAR, AND KITCHEN INFRASTRUCTURE
- SURROUNDED BY THE CITY'S HIGHEST CONCENTRATION OF BARS, RESTAURANTS, APARTMENTS, AND ENTERTAINMENT
- STEPS FROM MAJOR DEMAND DRIVERS INCLUDING BJC, CORTEX, FOREST PARK, AND SLU
- ZONING AND NEIGHBORHOOD CHARACTER IDEAL FOR RESTAURANT, BAR, OR ENTERTAINMENT CONCEPTS

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		12,921	150,618	340,288
HOUSEHOLDS		7,829	80,105	169,934
AVERAGE HH INCOME		\$115,070	\$98,905	\$101,822



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