

**MANCHESTER  
AVENUE MIXED USE  
BUILDING FOR SALE**



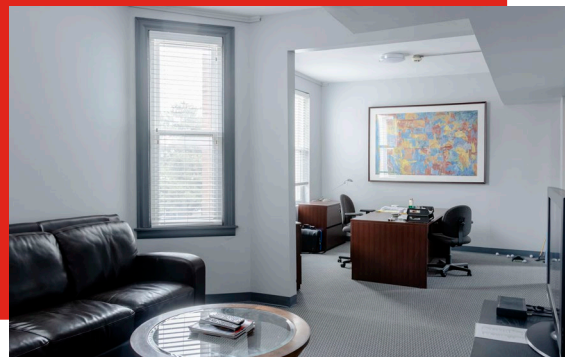
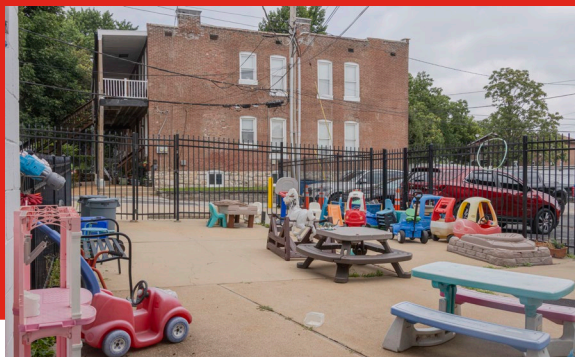
**CALEB ANTHONIS**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**6831 MANCHESTER AVENUE  
ST. LOUIS, MO 63143**

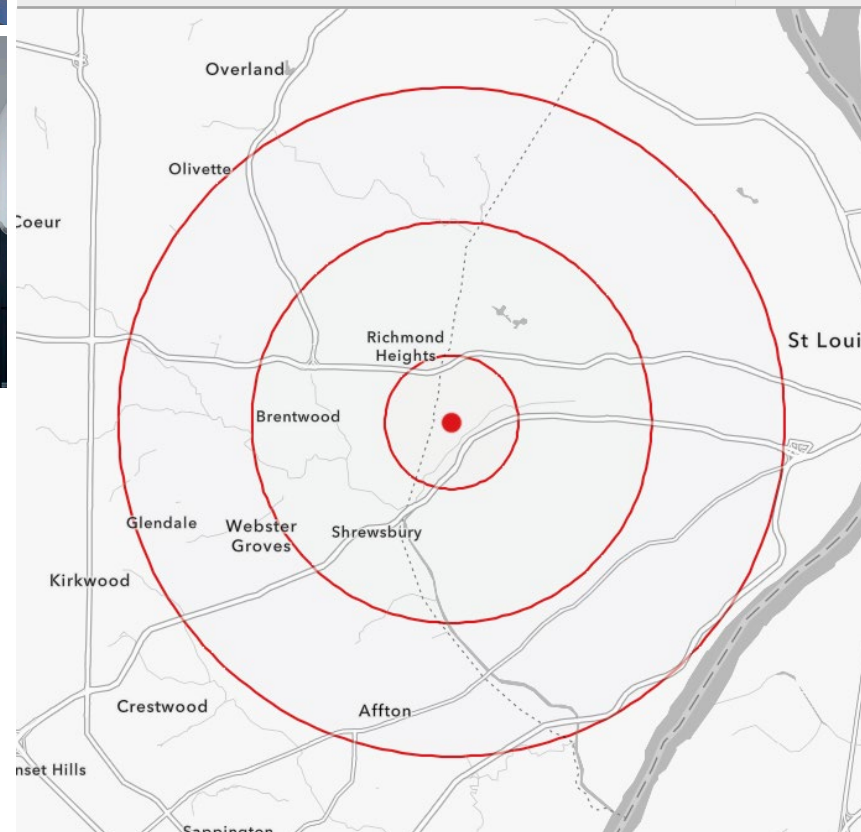
**4,000 S.F. | \$400,000 (\$100.00/S.F.)**

### PROPERTY INFORMATION



- **OWNER/USER OPPORTUNITY - 4,000 SF FULLY VACANT AND AVAILABLE ACROSS TWO FLOORS (2,000 SF EACH)**
- **BOTH LEVELS AVAILABLE FOR LEASE: UPPER AT \$12 PSF + UTILITIES; LOWER AT \$18 PSF NNN**
- **RECENT CAPITAL IMPROVEMENTS: NEW HVAC, FRONT DOORS, HELITECH WATERPROOFING, ALUMINUM ROOF TREATMENT**
- **21,734 VPD ON MANCHESTER AVE | QUICK ACCESS TO MAPLEWOOD AMENITIES**
- **LOWER LEVEL PREVIOUSLY IMPROVED FOR DAYCARE USE - FLEXIBLE FOR RANGE OF COMMERCIAL/OFFICE USES**
- **AVG HH INCOME \$95,665 WITHIN 1-MILE RADIUS | STRONG OWNER-OCCUPIED OFFICE SUBMARKET**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	16,345	140,598	373,821
HOUSEHOLDS	8,927	71,494	180,116
AVERAGE HH INCOME	\$107,290	\$129,537	\$118,297



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