

Gravois Corridor Turnkey Restaurant Opportunity

8713 Gravois Road | St. Louis, MO 63123

FOR SALE OR LEASE

FULLY EQUIPPED
RESTAURANT

24 PARKING
SPACES

HIGH-TRAFFIC VISIBILITY

BJZ Real Estate Collective is pleased to present a rare opportunity to acquire or lease a fully built-out, freestanding restaurant located along the highly trafficked Gravois Road corridor in Affton, Missouri.

Executive Summary

This ±3,093 SF property is currently operating as **Global Quesadilla Cantina** and offers a true plug-and-play opportunity for restaurant operators looking to avoid the time, cost, and uncertainty of new construction or major buildout.

Positioned on 0.30 acres with 96 feet of frontage and 24 dedicated parking spaces, the site delivers the visibility, access, and functionality required for successful restaurant operations.

This opportunity is ideal for:

Owner-Operators

Ready to control their real estate

Restaurant Groups

Expanding in South County

Franchise Operators

Seeking a proven retail corridor

Investors

Pursuing repositioning or lease-up strategies

With both sale and lease options available, this asset offers maximum flexibility for a wide range of acquisition strategies.

Investment Highlights

- Freestanding restaurant building with **strong street presence**
- **96 feet of frontage** on Gravois Road (State Route 30)
- Turnkey restaurant infrastructure + **FF&E included**
- **24 on-site parking spaces** (excellent ratio)
- High daily traffic corridor with **strong visibility**
- **C-2 zoning** allows flexible commercial uses
- Established trade area with **national retail anchors**
- **Immediate occupancy available** (no lease encumbrances)
- Ideal for **owner-user or tenant operator**
- **Lower startup cost** vs. ground-up restaurant development

Property Overview & Pricing

Property Details

Address	8713 Gravois Rd, St. Louis, MO
Building Size	3,093 SF
Lot Size	0.30 Acres (13,068 SF)
Year Built	1947
Zoning	C-2 (Shopping District)
Parking	24 Spaces
Frontage	96 FT on Gravois Road
Property Type	Freestanding Restaurant
Occupancy	Owner-Occupied (Vacant at Closing)

Pricing

\$649K

Asking Price

\$649,400 total

\$210

Price Per SF

\$209.96 / SF

Lease Rate

Contact Broker

NNN / CAM

To Be Determined



Location Overview

Located along **Gravois Road (State Route 30)**, this property benefits from:

- Strong commuter and neighborhood traffic
- Direct connectivity between South City and South County
- Established commercial corridor with daily consumer flow
- Proximity to major retailers and financial institutions

Nearby Anchors Include:

Schnucks	The Pasta House Co.	U.S. Bank
Bank of America	Busey Bank	

This positioning supports consistent customer traffic and repeat business.

Demographics & Property Description

Demographics

\$69K

Median HH Income

1-Mile radius

- Dense surrounding residential base
- Stable middle-income community
- Strong demand for neighborhood-serving restaurants

Ideal For:

- Casual dining
- Fast-casual
- Takeout/delivery concepts

Property Description

The property is currently configured as a full-service restaurant, featuring:

- Dining area
- Commercial kitchen
- Bar/service area
- Storage and prep areas

Key Features Include:

- Restaurant-grade infrastructure in place
- Hood and ventilation systems
- Plumbing and utility systems for food service
- FF&E included in sale



Significant cost savings vs. new buildout

Why This Is Easier Than Opening a New Restaurant Business Opportunity

This location is ideal for:

- New restaurant concepts
- Franchise expansion
- Rebranding existing concept
- Ghost kitchen or delivery hub

The existing layout allows an operator to:



Open Quickly

Infrastructure is already in place — no waiting on construction timelines



Reduce Startup Costs

FF&E and systems included — avoid major capital expenditure



Minimize Construction Risk

Skip permitting delays, contractor overruns, and buildout uncertainty

Sale & Lease Opportunities

Sale Opportunity

This property provides a compelling opportunity to:

- Own your business location
- Eliminate rent escalation
- Build long-term equity
- Control branding and operations

Perfect for operators ready to transition from leasing to ownership.

Lease Opportunity

The property is also available for lease, offering:

- Plug-and-play restaurant setup
- Reduced upfront capital vs buildout
- Flexible lease structures
- Fast occupancy timeline

Ideal For:

- First-time operators
- Expanding restaurant groups
- Franchise tenants

Financial Overview

Metric	Details
Gross Revenue	Available Upon Request
NOI	To Be Determined
Expenses	To Be Verified

 **Disclaimer:** Financial information has not been fully provided by ownership. Buyers and tenants are encouraged to perform independent due diligence.

Confidentiality & Disclaimer

This Offering Memorandum is for informational purposes only. All information is deemed reliable but not guaranteed. Prospective buyers and tenants should conduct independent due diligence.

Contact BJZ Real Estate Collective



BJZ Real Estate Collective

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Ready to Tour or Make an Offer?

Both sale and lease options are available. Contact us today to schedule a showing or request additional financial information.

Schedule a Showing

Request Info Package

Quick Reference

Address: 8713 Gravois Rd, St. Louis, MO 63123

Size: ±3,093 SF on 0.30 Acres

Asking Price: \$649,400

Parking: 24 Spaces

Frontage: 96 FT on Gravois Road

Zoning: C-2 (Shopping District)

Occupancy: Immediate