



MIXED-USE BUILDING WITH RECORDING STUDIOS



SCAN HERE!



Ben Cherry, CCIM

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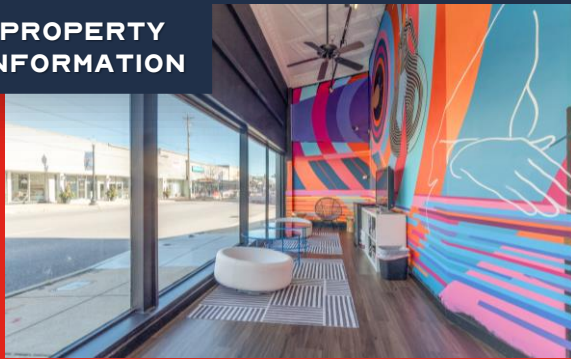
Caleb Anthonis

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**7420 MANCHESTER ROAD
MAPLEWOOD, MO 63143**

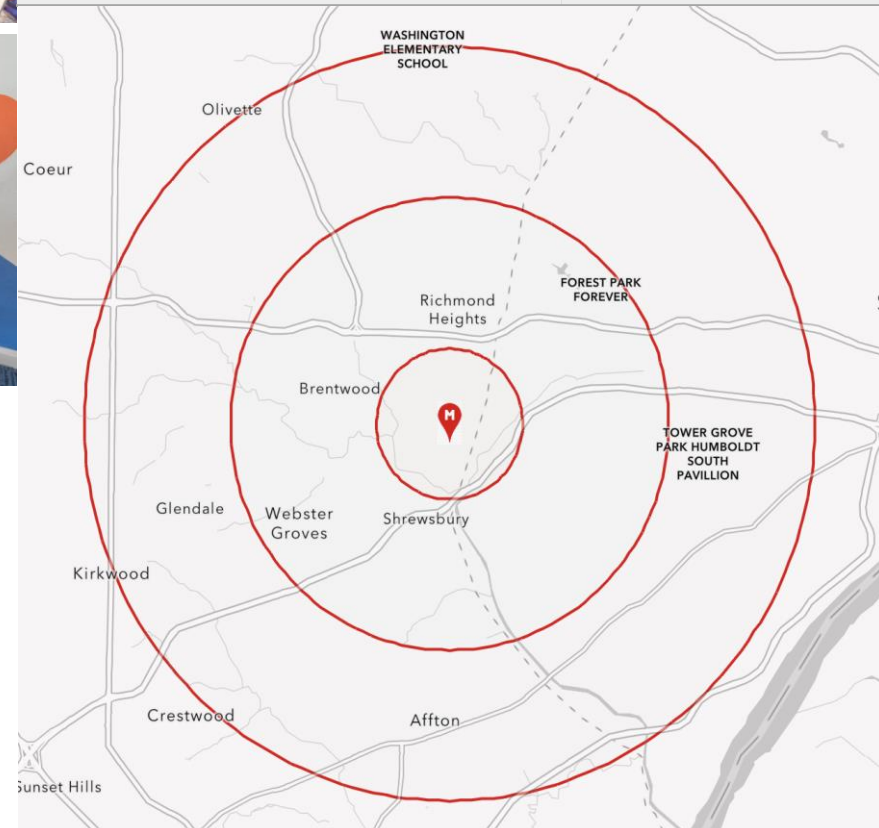
**10,257 S.F. | \$1,699,000 (\$165/S.F.)
2,511 S.F. | \$16.00/S.F M.G.**

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.
- **2ND FLOOR FEATURES 2,511 S.F. OF CREATIVE OFFICE SPACE AVAILABLE FOR LEASE**
- **EXISTING RENTAL INCOME IN PLACE — CONTACT BROKER FOR FINANCIALS**
- **NEARBY INFRASTRUCTURE:** SITUATED 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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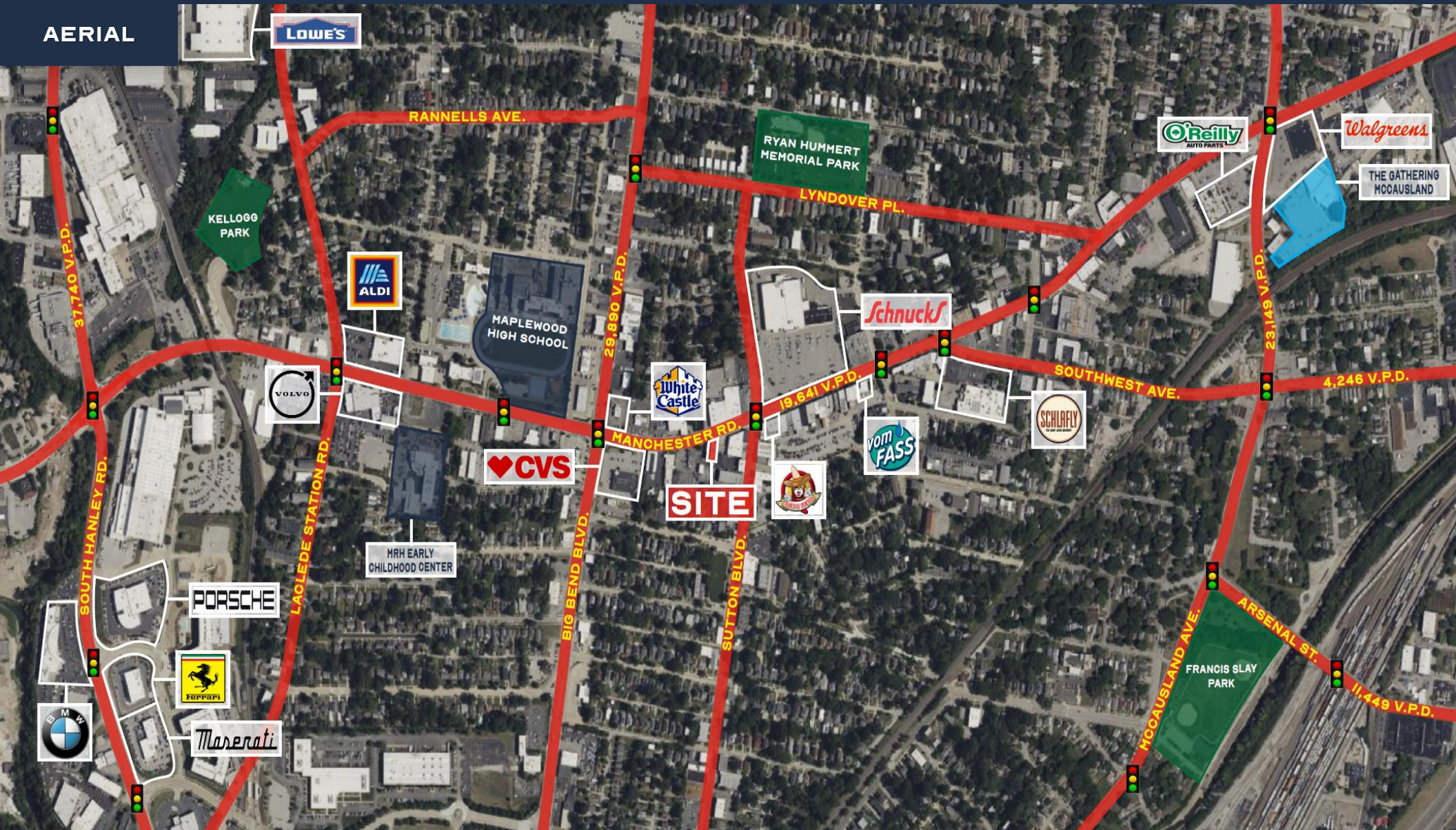
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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.