



CENTRAL Realty

BROKERAGE • MANAGEMENT • CONSULTING

2818 "B" S. Brentwood Boulevard



Saint Louis, MO 63144

Retail Property For Sale and Lease

Presented By

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CENTRAL REALTY, LLC

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executive summary



PROPERTY SUMMARY

Sale Price:	\$1,100,000
\$/SF:	\$220.00
Available For Lease SF:	2,500 SF
Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	5,000 SF
Cross Streets:	Brentwood Blvd. & Manchester Ave.

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PROPERTY OVERVIEW

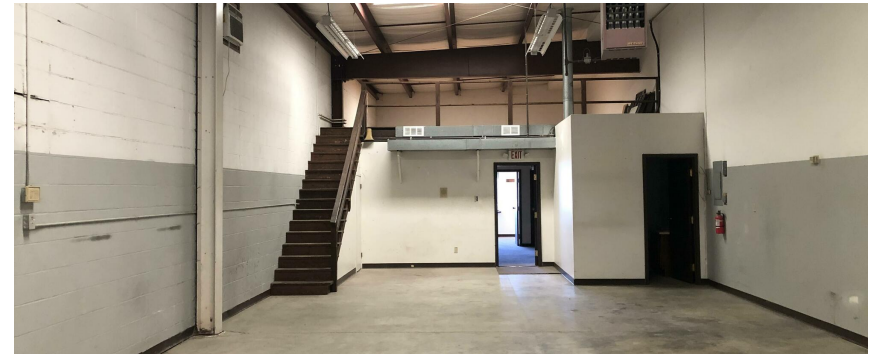
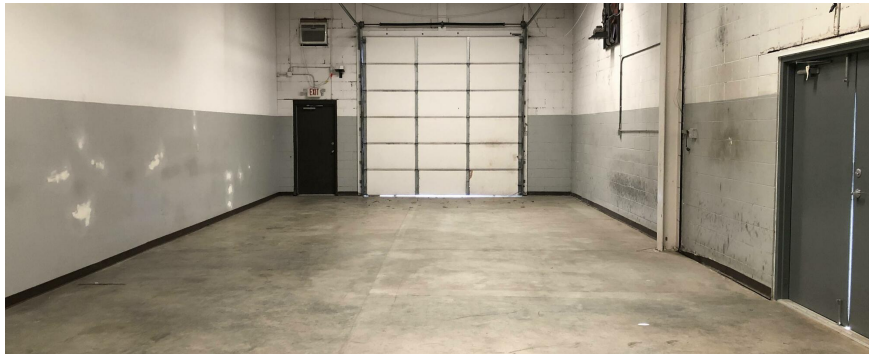
We are pleased to bring to the market this office/warehouse with kitchen, office, warehouse and two bathrooms positioned as a service/retail property to serve the Brentwood, Clayton, Richmond Heights, Maplewood, Ladue areas. It is located a block from the intersection of two major retail corridors of Brentwood Boulevard (MODOT 17,702 VPD 2022) and Manchester Road (MODOT 15,371 VPD 2022).

LOCATION OVERVIEW

Located across the street from the Brentwood Schnucks and in close proximity to the Brentwood Bound Project currently under construction. The Brentwood Bound project is an initiative passed by the citizens of Brentwood that seeks to transform the areas south of Manchester Road with a new park, trail system, retail, and residential developments. The new Brentwood Park is only one block east of this location. The park features a destination playground that is scheduled to open on April 6. Traffic counts will increase as a result of this project.

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additional photos



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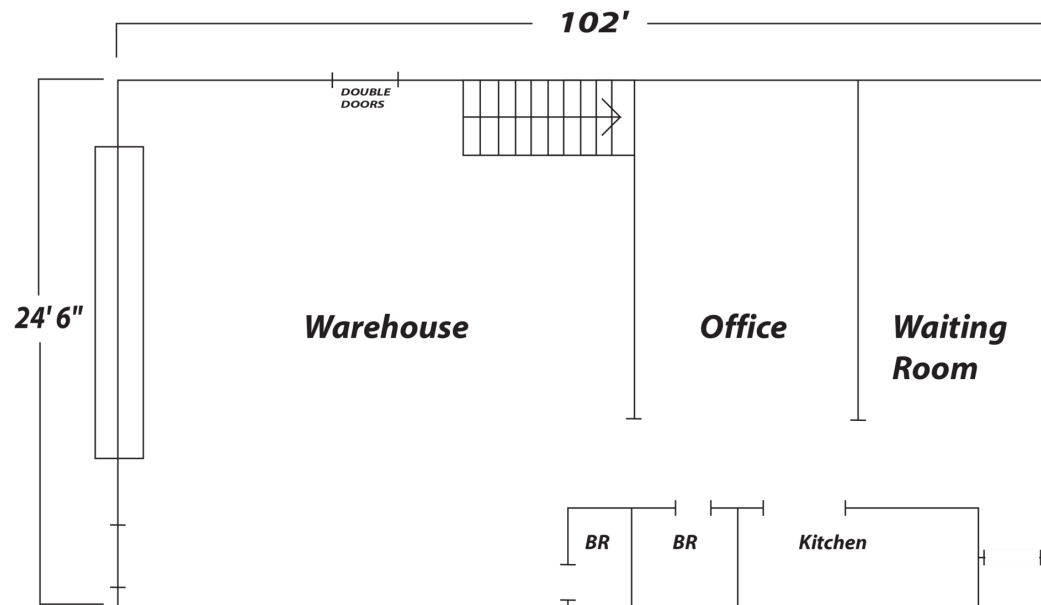
available lease space



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** Bonus Mezzanine over office area*



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,500 SF	Lease Rate:	\$18.00 SF/yr

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location map



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demographics map & report


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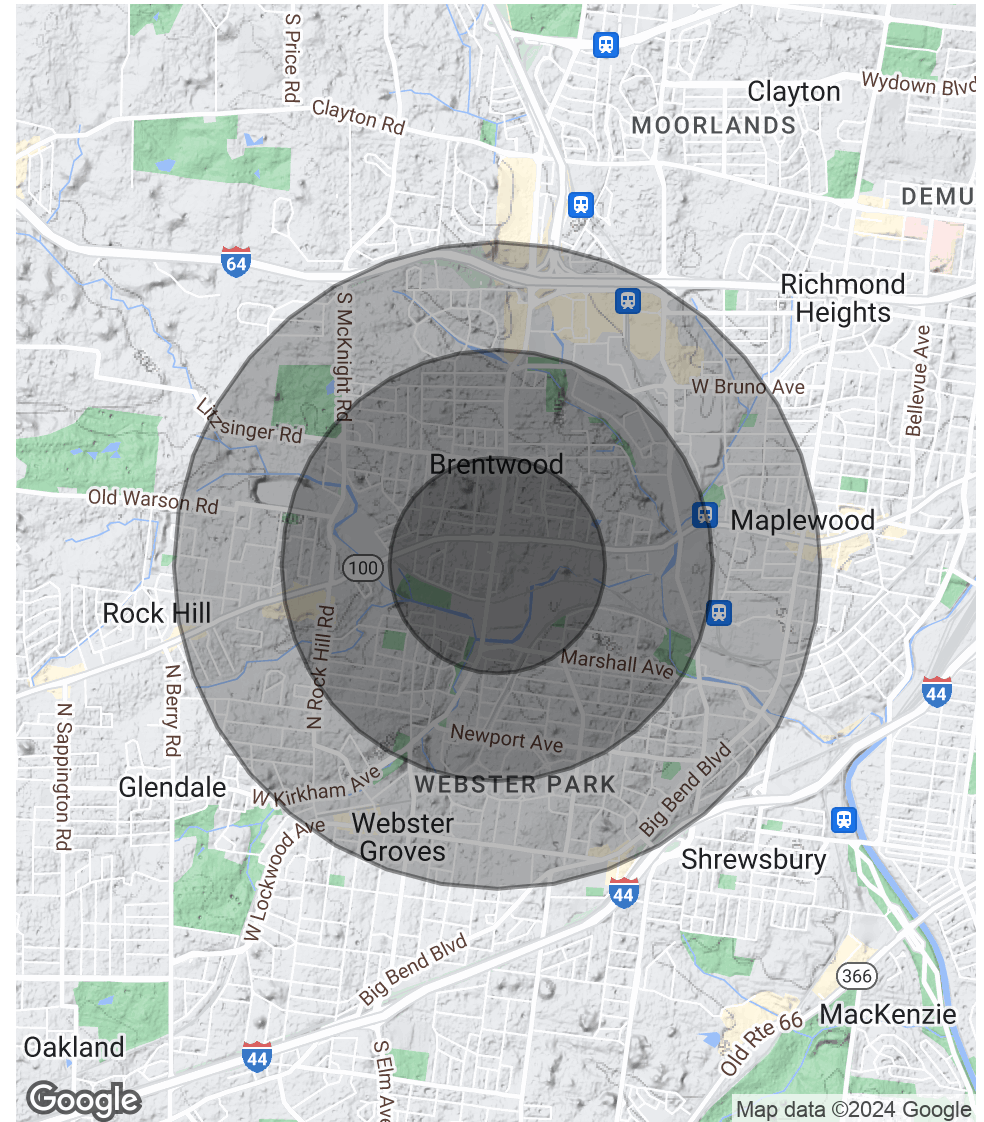
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,304	11,286	25,373
Average Age	35.3	36.4	37.5
Average Age (Male)	37.2	35.4	35.8
Average Age (Female)	38.1	39.4	40.4

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,081	5,401	12,595
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$101,910	\$102,213	\$104,363
Average House Value	\$243,477	\$244,858	\$265,768

* Demographic data derived from 2020 ACS - US Census

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