

4400 Manchester Ave.  
St. Louis, MO 63110



TOWER  
REAL ESTATE GROUP



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RISETOTHELOCATION.com

1425 S. 18th Street | St. Louis | MO 63104 | 314.771.5335





# FOR LEASE \$20.00/SF NNN

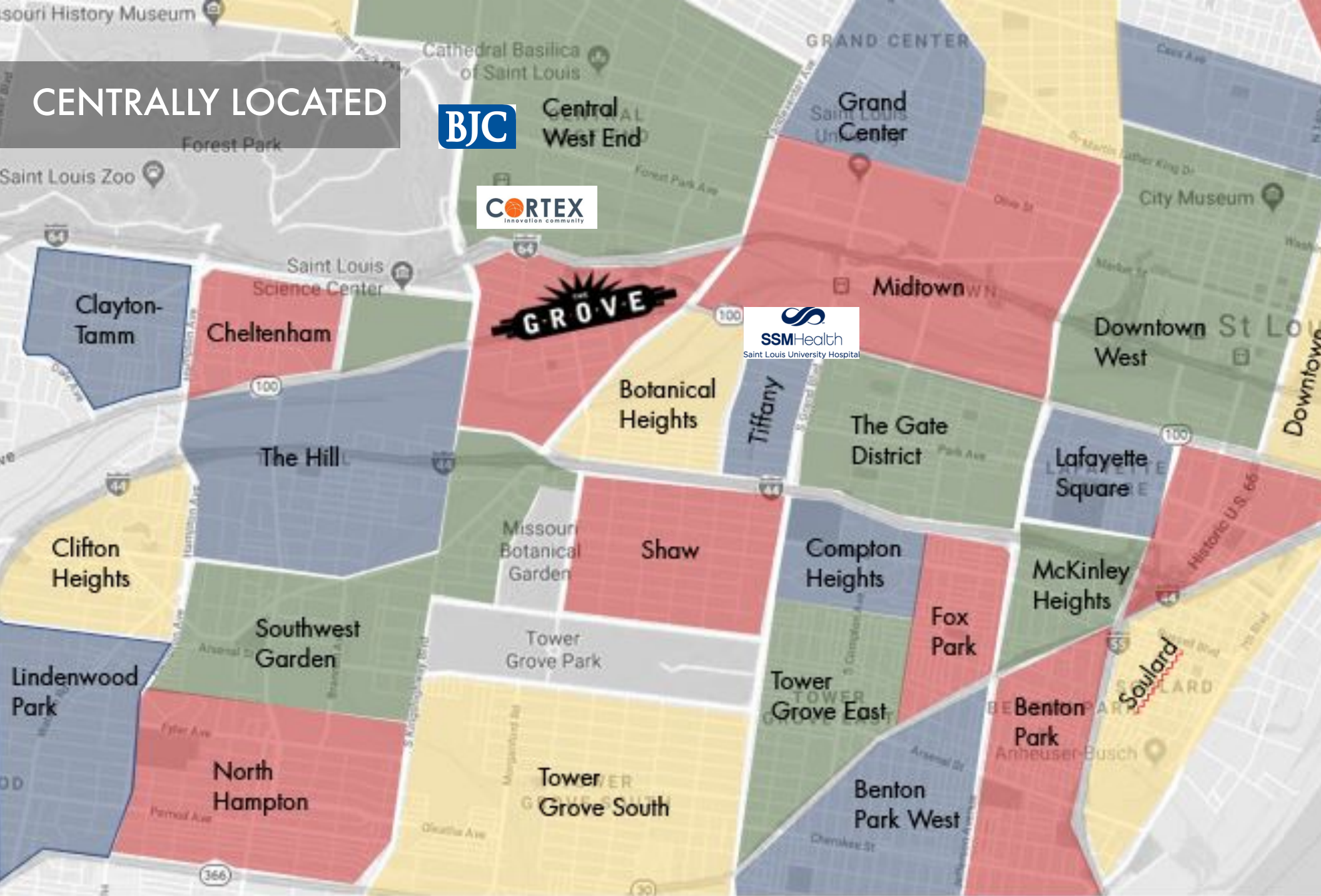
- Premier Retail Opportunity in the Grove
- Suite 1 - 2,400 SF
- Suite 2 - 1,200 SF
- Off Street Parking Available
- Restaurant Patio & Sidewalk Seating
- Located at Western Entrance to the City's Hottest Commercial District

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CENTRALLY LOCATED



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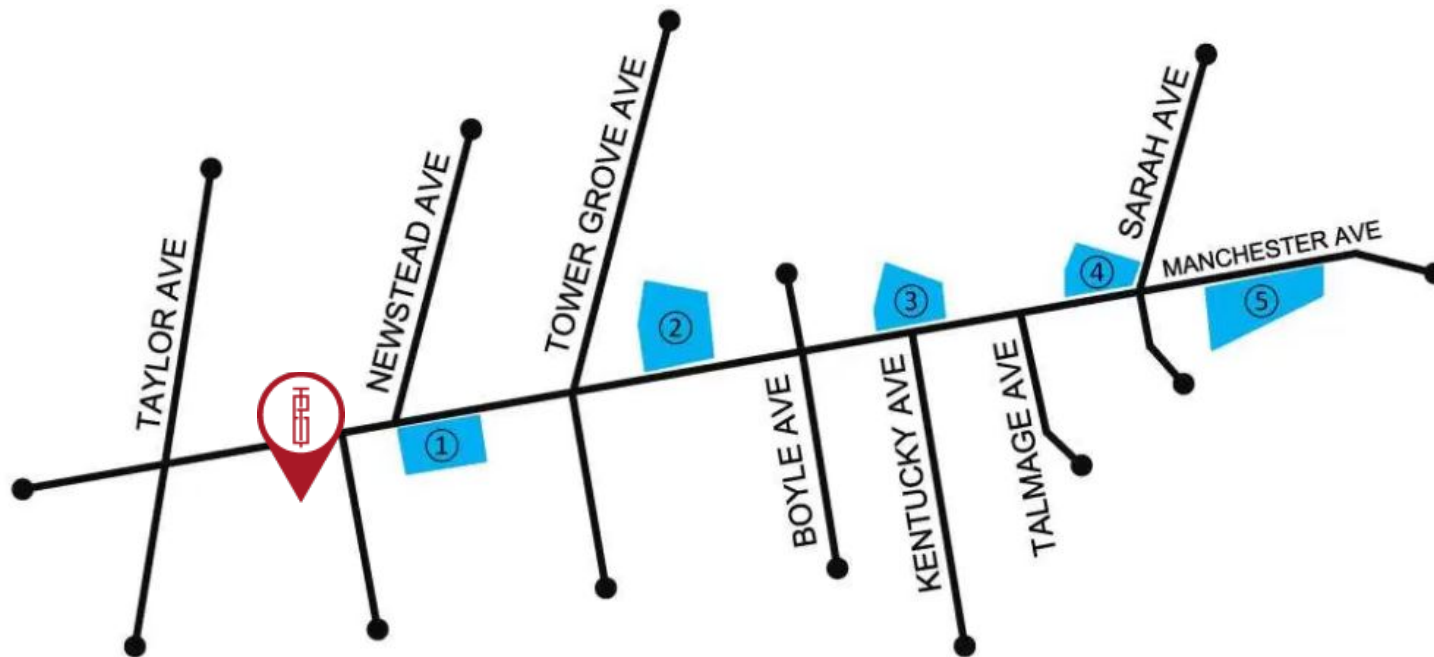
# PARKING

## Parking On Site:

- 1114 S Newstead.

## Additional Public Parking Lots:

- 4352 Manchester Ave. (Friday - Saturday, 7pm - 3am, \$4 per car)
- 4257 Manchester Ave. (Monday-Saturday, 8am-7pm, Metered Lot)
- 4173 Manchester Ave. (Friday-Saturday & Select Weeknights, 7pm-3am, \$4 per car)
- 4101 Manchester Ave. (Monday-Sunday, 24 hrs, \$5 per car)
- 4036 Manchester Ave. (Monday-Sunday, 5pm-3am, \$5 per car)





# THE GROVE



- 60 + Existing Businesses, 369,000 SF of Entertainment and Retail Spaces with great walkability
- Surrounded by educational institutions including SLU, Barnes - Jewish College of Nursing and St. Louis College of Pharmacy
- The Grove has a vast scene of culture from bars, ethnic restaurants, dance clubs to a favorite local coffee shop. It is continuously growing with surrounding development currently happening.
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