



4304 Manchester Ave.

St. Louis, MO 63110

*4,200 SF +/- Retail and Offices
Available For Sale or Lease*



TOWER

REAL ESTATE GROUP

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2315 Locust Street | Suite 2 | St. Louis, MO 63103 | 314.329.0839



2ND FLOOR



2ND FLOOR

Property Details:

\$489,900

\$20.00/SF NNN : 1st Floor

\$14.50/SF NNN : 2nd Floor

- Located in the Heart of The Grove - STL's Vibrant Commercial District
- 1st Floor Retail Suite - 1,632 SF + Approx. 1,000 SF Mezzanine
- 2nd Floor Office Suite – 1,632 SF
- Glass Overhead Door Storefront Inviting to Pedestrian Traffic
- Employee Parking Available in Rear
- Front and Rear Entrances for Both Suites
- Investment or Owner/Occupant Opportunity

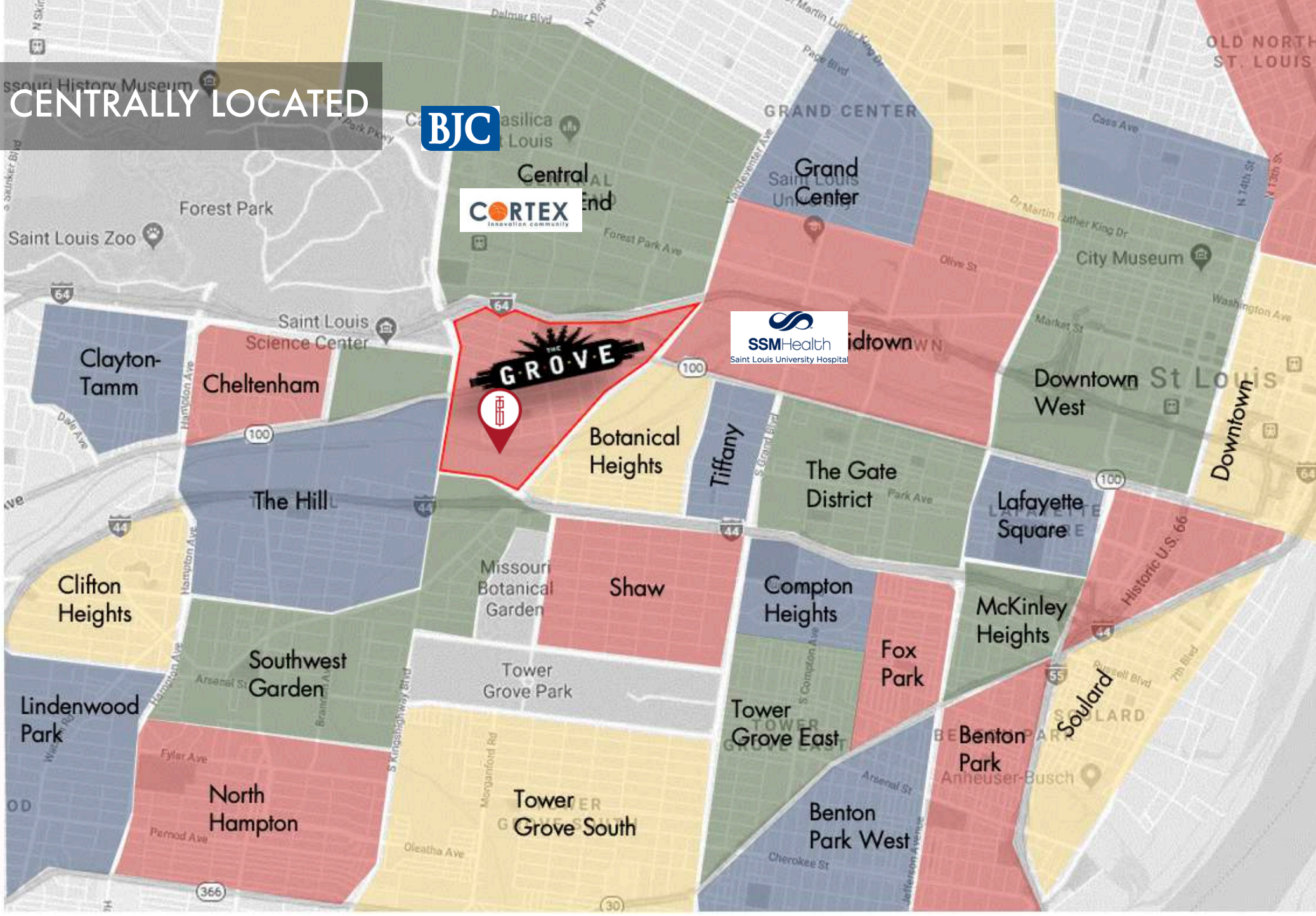


1ST FLOOR

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CENTRALLY LOCATED



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THE GROVE



- 60 + Existing Businesses, 369,000 SF of Entertainment and Retail Spaces with great walkability.
- Surrounded by large employers and educational institutions including BJC, SSM/SLU Hospital, St. Louis College of Pharmacy, and SLU.
- The Grove is a diverse commercial district including bars, ethnic restaurants, retail shops and a favorite local coffee shop. It is continuously growing with surrounding development currently underway.

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