

TURN-KEY RESTAURANT FOR LEASE

4370 Manchester Ave.

St. Louis, MO 63110



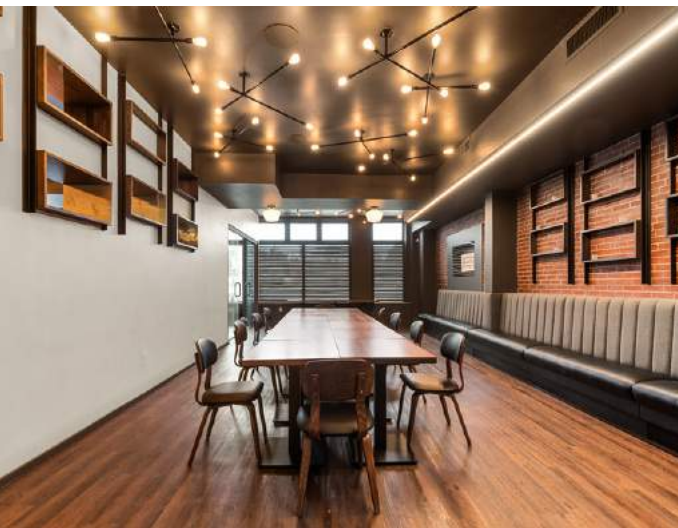
Property Information:

- 2,800 SF Second Generation Restaurant
- Elegantly Built-Out Kitchen and Bar
- High-End Dining Room Finishes
- Prominent Street Presence In The Grove
- Walk-In Freezer and Two Walk-In Coolers
- Two Restrooms for Customers and One For Staff
- FF&E Available for Purchase or Lease
- Combine with 4366 Manchester for Additional 1,500 SF

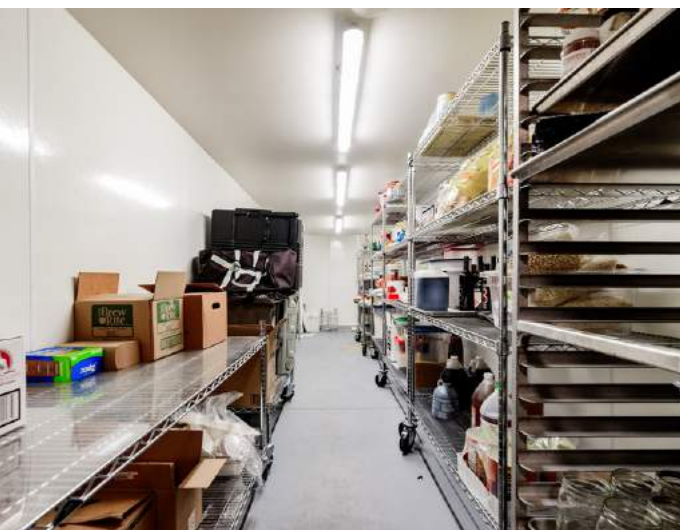
For Lease: \$25.00/SF NNN



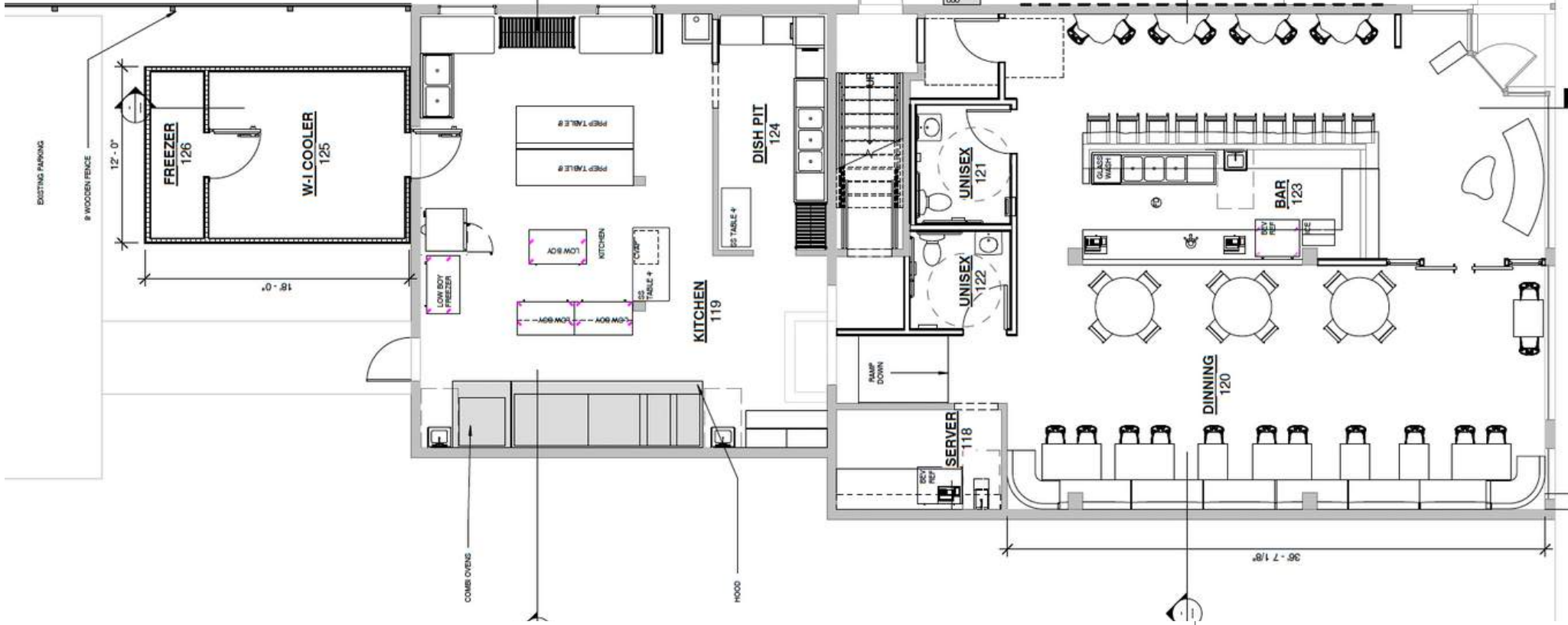
Dining Room & Bar



Kitchen & Lower Level

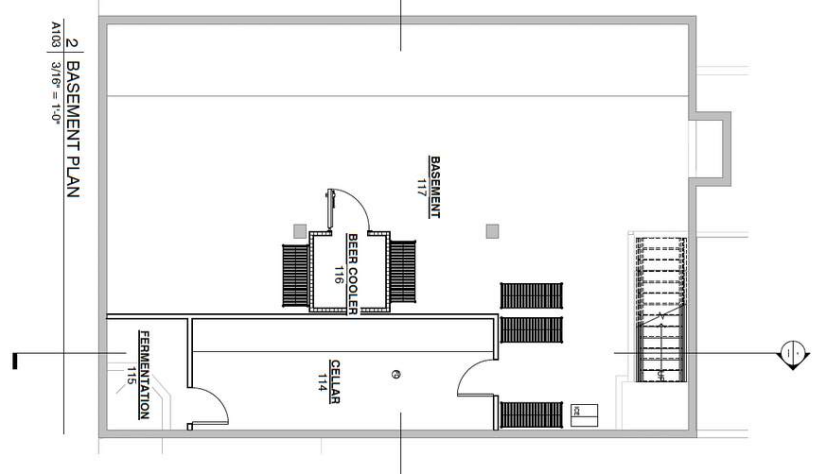


Floor Plan

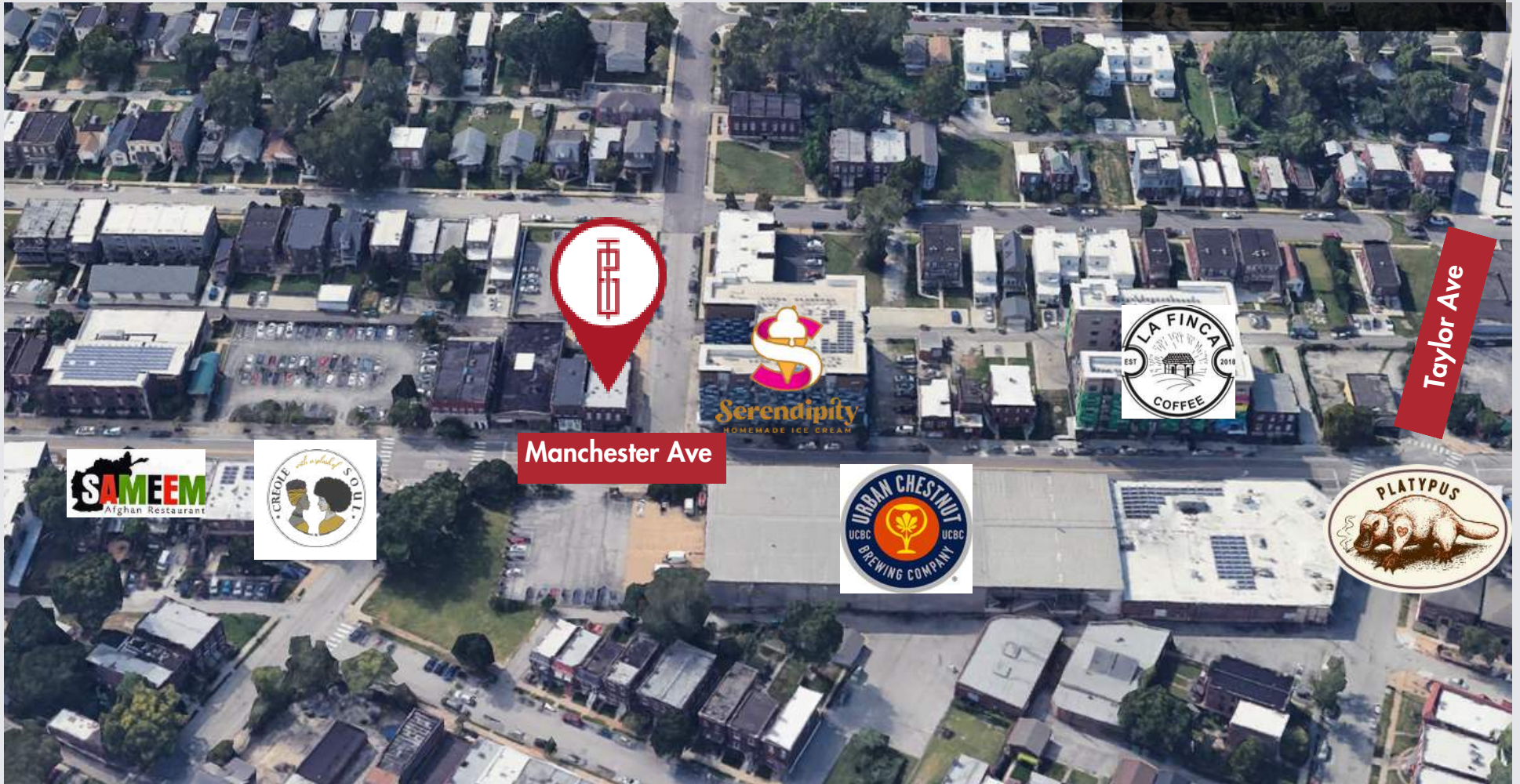


Lower Level Includes:

- Management Office
- Ample Dry Storage Space
- Walk-Ins
- Staff Restroom



The Grove



CONTACT BROKERS FOR MORE INFO



Jon Keating
314.250.1114
jon@risetothelocation.com

Mike Cromie
314.324.0000
mike@risetothelocation.com