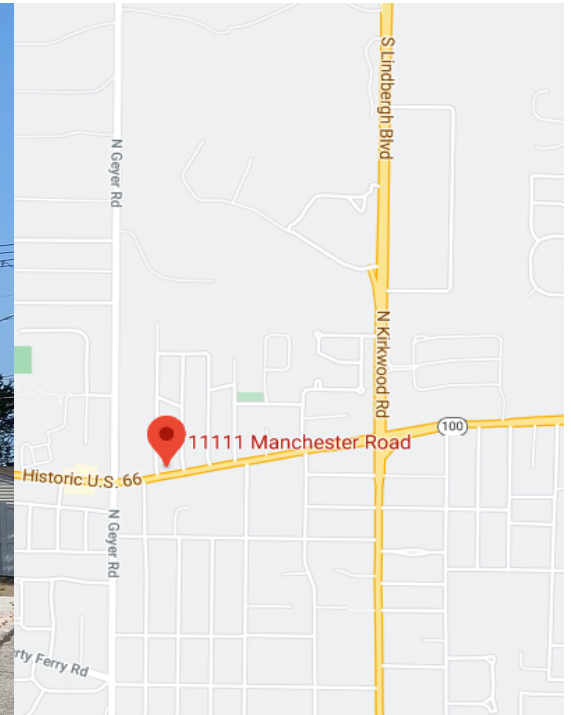


RETAIL FOR SALE or LEASE

11111 MANCHESTER RD.
KIRKWOOD, MO



11111 Manchester Rd., Kirkwood, MO 63122

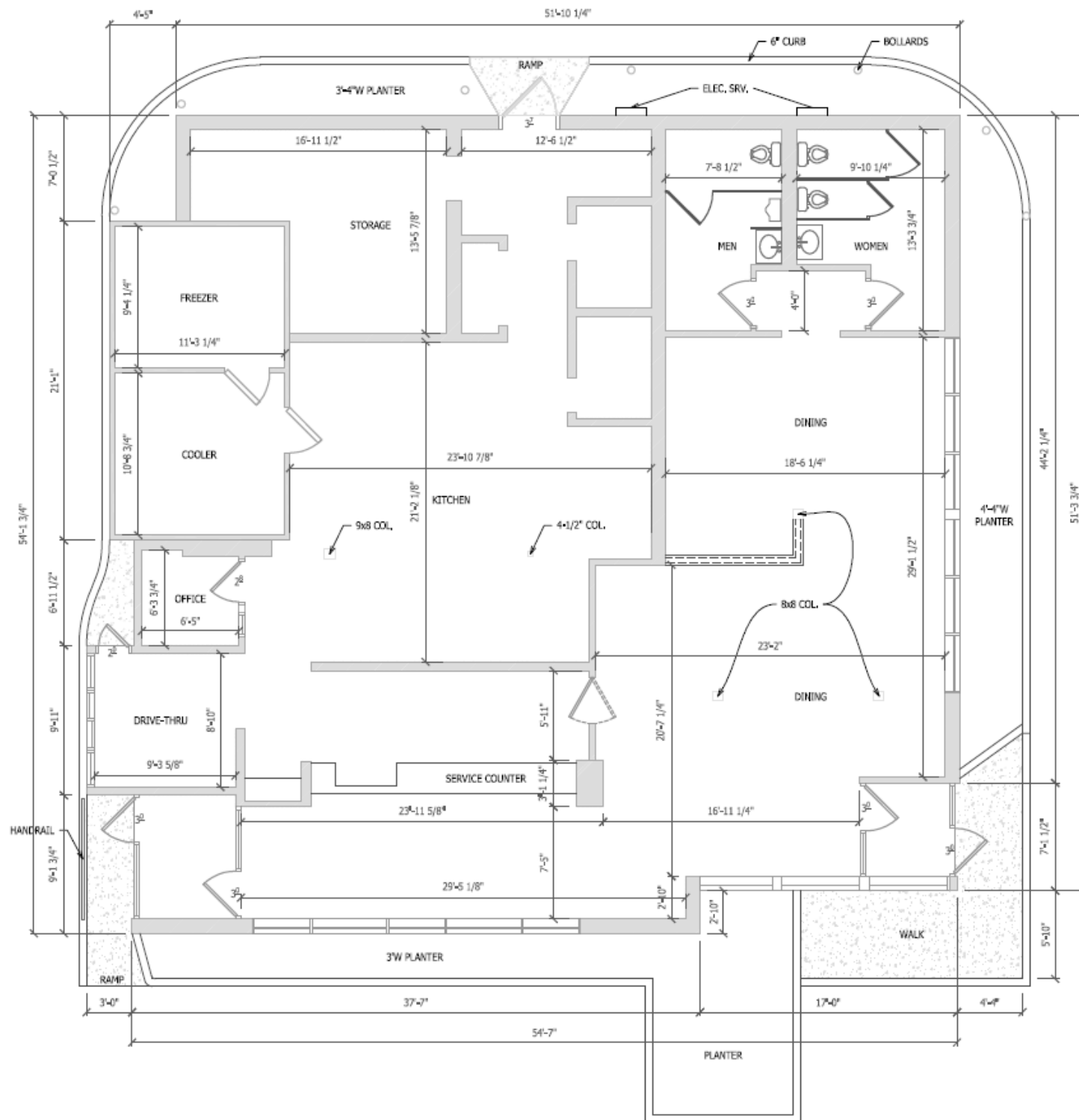
- Former Hardees, surrounded by most affluent neighborhoods in the state
- 2,893 SF building with drive-thru, situated on .68 acres, with multiple points of ingress and egress
- 37 car parking
- Located along Manchester Road with 46,000 VPD
- Unique opportunity to get into extremely tight market

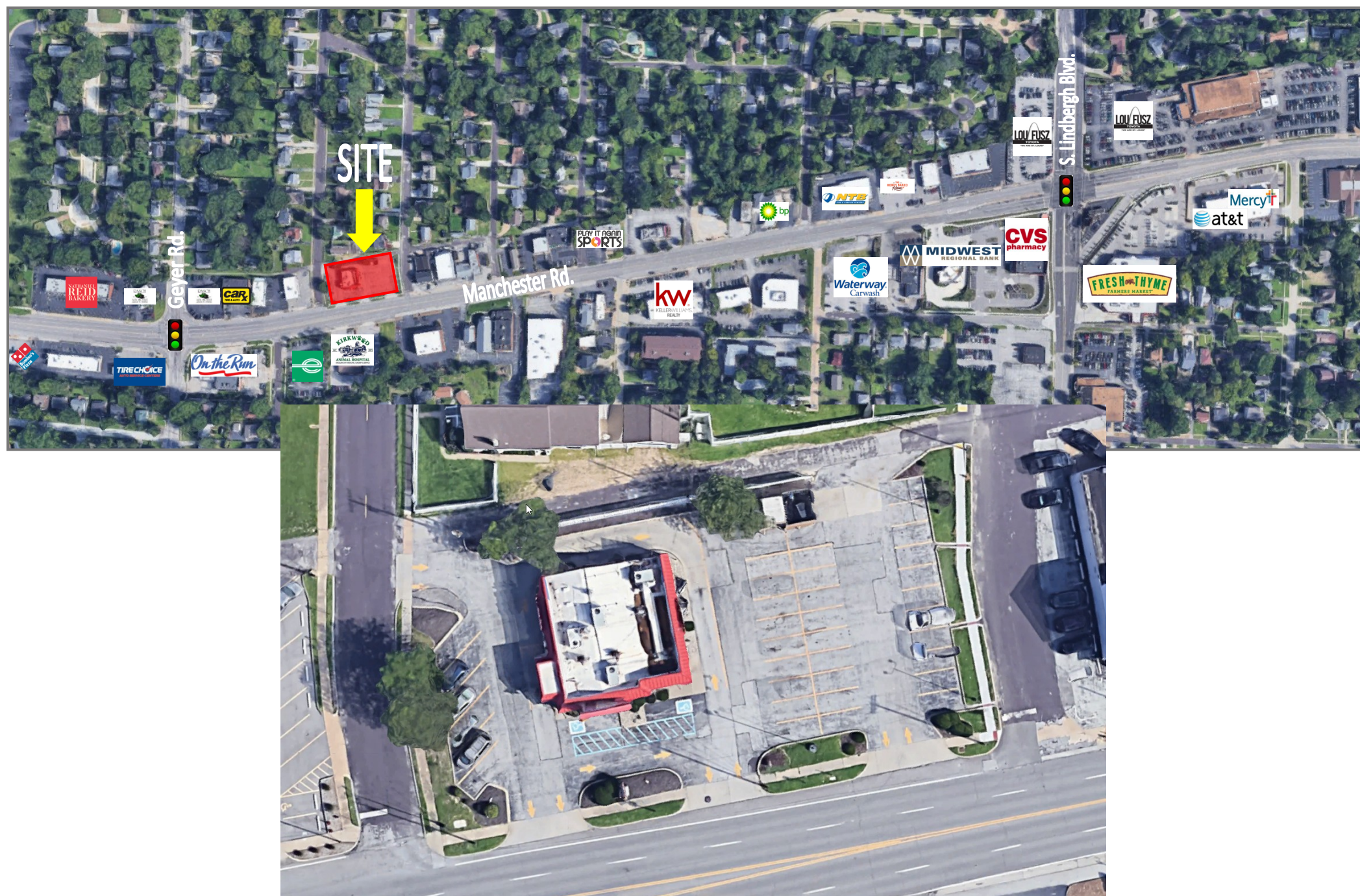
For Sale OR Lease

FOR MORE INFORMATION

Nick Bahn

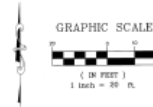
Nick@bahnrealty.com
314.322.2020





BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS

ON TWO TRACTS OF LAND BEING LOTS 1 THRU 8 IN BLOCK 6 OF
RIDGEVIEW SCHOLLMAYER'S RE-SUBDIVISION OF MANCHESTER ADDITION
AS PER PLAT RECORDED IN PLAT BOOK 21 PAGE 44 OF THE ST. LOUIS
COUNTY RECORDER'S OFFICE, CITY OF KIRKWOOD, MISSOURI



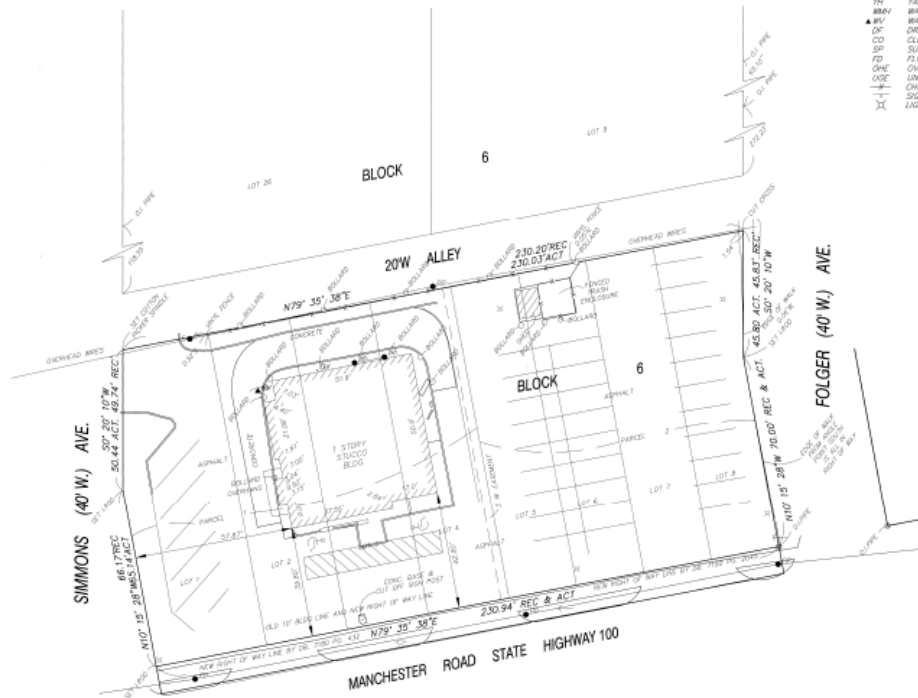
LEGEND

- GV GAS METER
- GV GAS VALVE
- GV GAS ONLY
- YH YARD HYDRANT
- WMH WATER MANHOLE
- WV WATER VALVE
- DF DRAIN FOUNTAIN
- CO CLEAN OUT
- SP SUMP PUMP
- FD FLOOR DRAIN
- OHE OVERHEAD ELECTRIC
- UOE UNDERGROUND ELECTRIC
- CEU CHAIN LINK FENCE
- SLN SIGN
- LT LIGHT



LOC. # 22N341.551
LOC. # 22N341.580

LOCATION MAP
(NOT TO SCALE)



NOTES:
THERE ARE NO BEARINGS ON THE SUBDIVISION PLAT, THE BEARINGS SHOWN ARE BASED
UPON STATE PLANE COORDINATES.
THIS TRACT CONTAINS 26,515 SQUARE FEET

TITLE SUPPLIED BY OLD REPUBLIC TITLE INSURANCE COMPANY
FILE NO. 1546757, DATED OCTOBER 7, 2020

SCHEDULE B-8

- 4.) BUILDING LINE ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 21 PAGE 44 (SHOWN ON PLAT)
- 5.) BUILDING LINE AND RESTRICTIONS ACCORDING TO INSTRUMENT RECORDED IN BOOK 1031 PAGE 438 (NOTHING TO PLOT) AND AMENDMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 2428 PAGE 243 (NOTHING TO PLOT) BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
- 6.) LEASE DATED DECEMBER 13, 2005 EXECUTED BY AND BETWEEN GENRUNG PROPERTIES, LLC, A NEW HAMPSHIRE LIMITED LIABILITY COMPANY, ("LESSOR") AND HARDEE'S RESTAURANTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("LESSEE") FOR A TERM ENDING DECEMBER 31, 2025, TOGETHER WITH OPTION TO EXTEND FOR TWO (2) ADDITIONAL TERMS OF (3) YEARS EACH, UPON THE TERMS AND PROVISIONS AS THEREIN STATED, NOTICE OF WHICH IS FILED IN MEMORANDUM OF LEASE RECORDED JANUARY 19, 2006 IN BOOK 17028 PAGE 2170 (NOTHING TO PLOT) AND MEMORANDUM OF FIRST AMENDMENT TO LEASE RECORDED APRIL 12, 2016 IN BOOK 21969 PAGE 1045. (NOTHING TO PLOT)

RECORD DESCRIPTIONS:

PARCEL 1:
LOTS 1, 2, 3, 4, AND THE WEST 19 FEET IN BLOCK 6 OF RIDGEVIEW SCHOLLMAYER'S RESUBDIVISION OF MANCHESTER ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 21 PAGE 44 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, EXCEPTING THEREFROM THAT PART OF LOTS 1 THROUGH 5 CONVEYED TO THE STATE OF MISSOURI FOR HIGHWAY PURPOSES BY DEEDS RECORDED IN BOOK 7165 PAGE 1997, BOOK 7180 PAGE 432 AND BOOK 7180 PAGE 434.

PARCEL 2:
THE EAST 6 FEET OF LOT 5 AND ALL OF LOTS 6, 7 AND 8 IN BLOCK 6 OF RIDGEVIEW SCHOLLMAYER'S RE-SUBDIVISION OF MANCHESTER ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21 PAGE 44 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, EXCEPTING THEREFROM THAT PART CONVEYED TO STATE HIGHWAY COMMISSION OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 7162 PAGE 2045.

THIS IS TO CERTIFY THAT WE HAVE DURING THE MONTH OF FEBRUARY, 2021, BY ORDER OF HARDEE'S-NS, LLC, AND ST. LOUIS TITLE LLC AND STEPHEN F. BAHN COMMERCIAL REAL ESTATE, AND ST. LOUIS TITLE COMPANY, EXECUTED A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS ON TWO TRACTS OF LAND BEING LOTS 1 THRU 8 IN BLOCK 6 OF RIDGEVIEW SCHOLLMAYER'S RE-SUBDIVISION OF MANCHESTER ADDITION, AS PER PLAT RECORDED IN PLAT BOOK 21 PAGE 44 OF THE ST. LOUIS COUNTY RECORDS, AND THE RESULTS ARE SHOWN HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS EFFECTIVE DATE JUNE 30, 2017 AND MEETS THE ACCURACY STANDARDS SET FORTH FOR AN URBAN PROPERTY.

DOERING ENGINEERING, INC.

NEAL JOHN MEWALD, PLS #2117
MY LICENSE EXPIRES 12-31-22
CORPORATE LICENSE 306



Project No.	11111 MANCHESTER
Client	11111 MANCHESTER
City	CITY OF KIRKWOOD
State	MISSOURI

Engineered By:	DOERING ENGINEERING, INC.
Professional Engineer	NEAL JOHN MEWALD, PLS #2117
Professional Engineer License No.	2117
Professional Engineer State	MISSOURI

MO EXPIRATION DATE	DECEMBER 31 2025
IL EXPIRATION DATE	DECEMBER 31 2025
MO CORPORATE LICENSE NO.	001147
IL CORPORATE LICENSE NO.	184 00000

11111 MANCHESTER
CITY OF KIRKWOOD
MISSOURI

Date: 2/19/2021
Drawn By: NEAL JOHN MEWALD
Check By: NEAL JOHN MEWALD
Scale: AS SHOWN
Sheet: 1/1