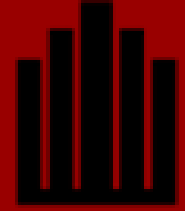


8901 & 8935 Manchester Rd · St. Louis MO · 63144

FOR SALE: CALL BROKER FOR PRICING



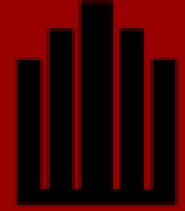


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OFFERING SUMMARY

- Total Building Size: 12,575 SF on a 0.81-acre lot
- Two-Building Property: ideal for an owner/user/investor, or investment buyer
- Premier Retail Location near the intersection of Brentwood Blvd & Manchester Road
- Outstanding Visibility with over 250 feet of frontage on Manchester Road
- Traffic Count: more than 13,500 vehicles per day
- Nearby Retailers: Schnucks, Starbucks, Arby's, ACE Hardware, and more
- Zoning: General Commercial
- Taxes (2024): \$30,663.29





PROPERTY OVERVIEW

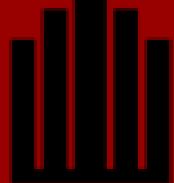
8901 Manchester Road

- 3,107 SF Retail Building
- Fully Leased to The Gifted Gardener

8925-8935 Manchester Road

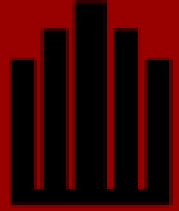
- 9,468 SF Retail/Warehouse Building
- Features (9) Overhead Doors
- 4,100 SF Leased to Speedway Automotive
- 5,368 SF Vacancy (Warehouse + Showroom)
with 15 parking spaces – Ideal for owner/user or future





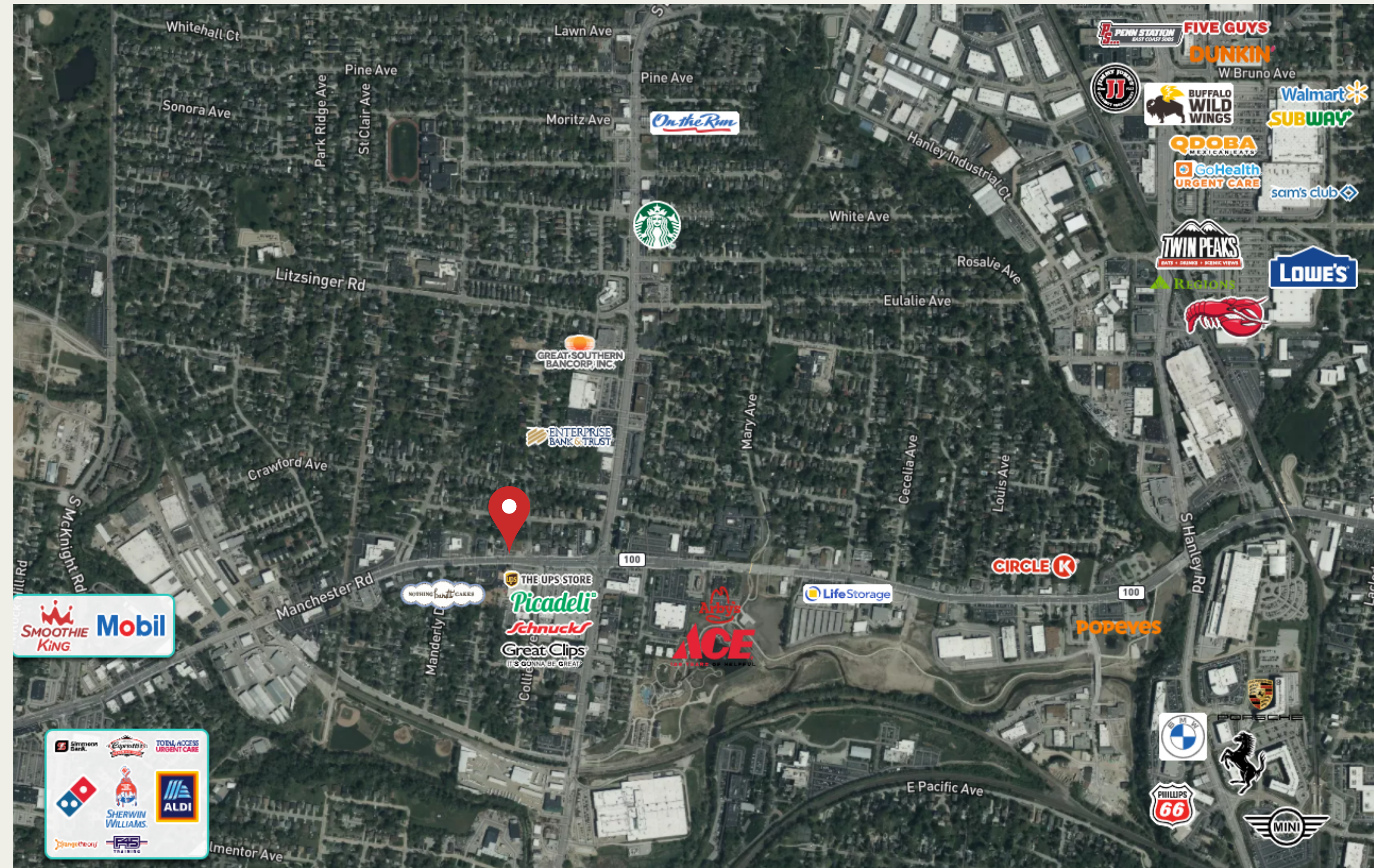
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