



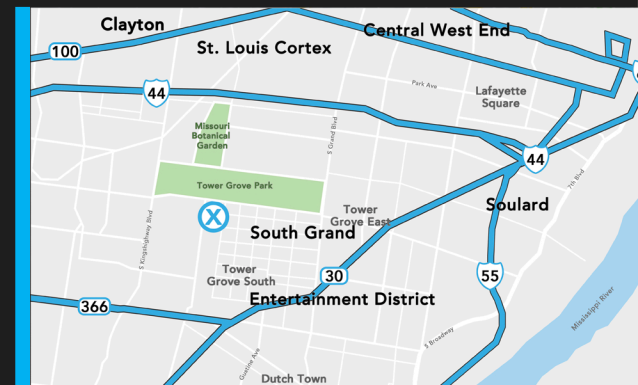
# 3172

## MORGANFORD ROAD

Saint Louis, Missouri 63116

### FOR LEASE RESTURANT RETAIL SPACE

+/- 6,544 Available Retail Space. Divisible Into Three Retail Bays and Low Estimated Annual NNN Reimbursements of \$2.25/SF.



### PROPERTY HIGHLIGHTS

#### 01

**Location:**

Core of the popular Tower Grove district of St. Louis

**Walkscore:**

80 "Very Walkable"

**Bike score:**

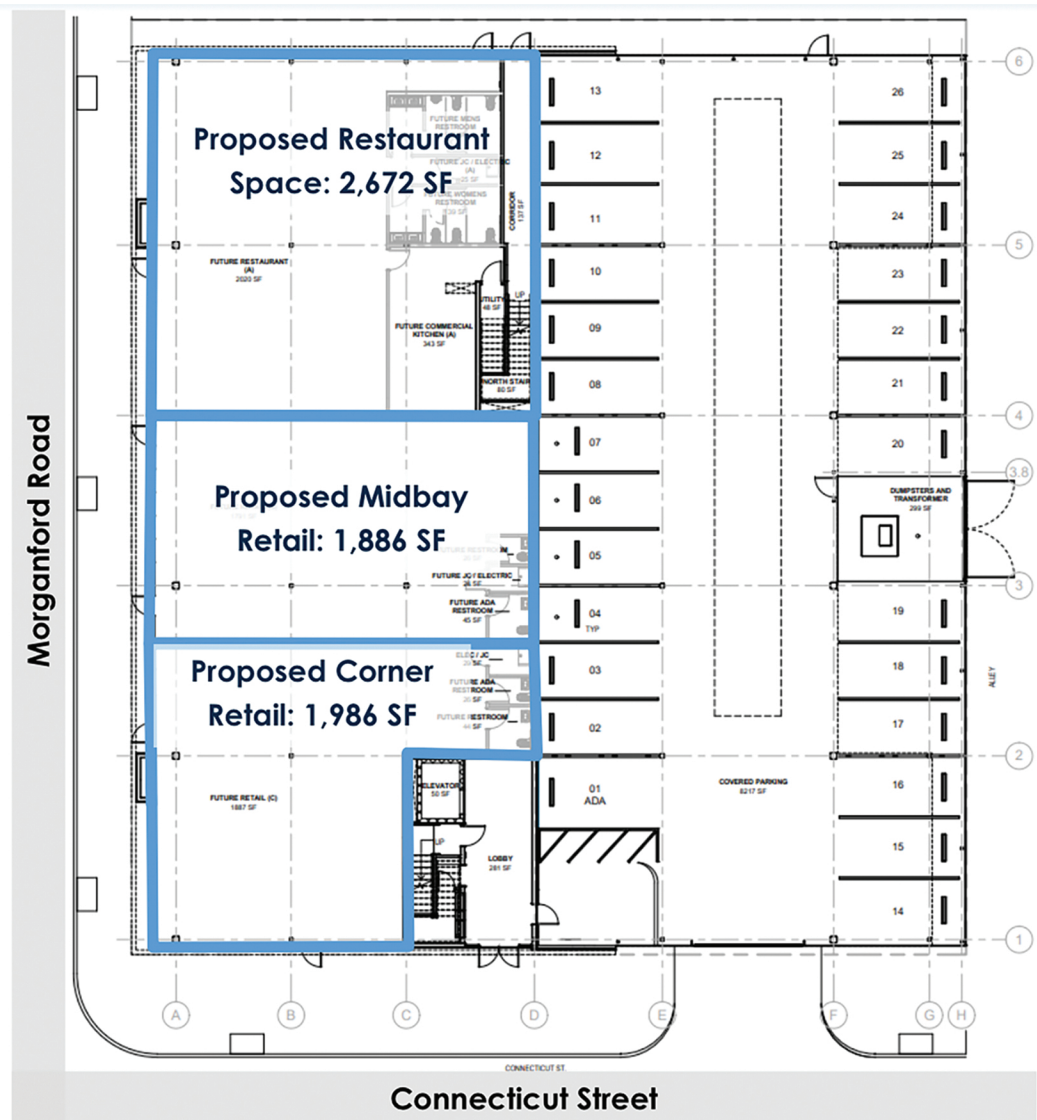
94 "Biker's Paradise"

#### 02

**Features:**

- High Visibility on Morganford Road.
- Floor to Ceiling Glass
- Close proximity to tech innovation hub Cortex innovation Center, the largest startup incubator in the country





# 03

Restaurant Space: 2,672 SF (343 SF Kitchen), vented for an 8'-10' hood with 600 ampsof power

Midbay Retail Space: 1,886 SF

Corner Retail Space: 1,986 SF

# 04

## Demographics:

	3-Mile Radius	5-Mile Radius
Population:	165,000	350,000
Age:	33.4	34.3

## Contact Information

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