

FOR LEASE

# BARRETT STATION SHOPPING CENTER 965-1,800 SF RETAIL SPACE

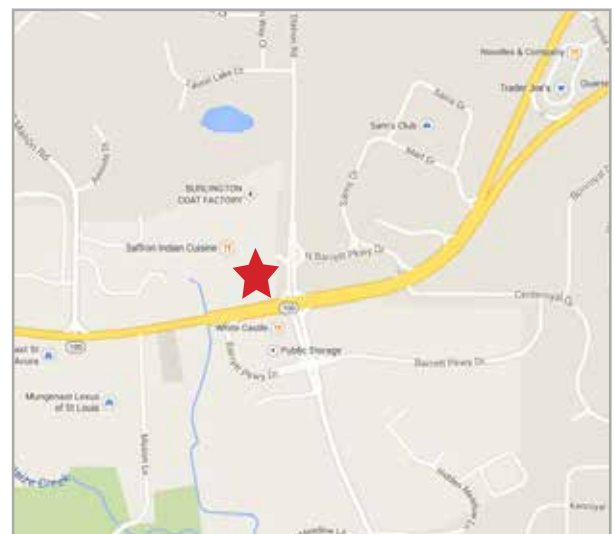
2115-2155 BARRETT STATION RD • ST. LOUIS, MO 63131



## FEATURES:

- 965-1,800 SF retail space for lease
- New ownership and building upgrades underway
- Located along the densely populated Manchester Rd retail corridor
- Proximity to AT&T, Edward Jones, West County Mall and other retailers/service providers
- Convenient access to I-270 and Hwy 141
- 44,710 vehicles per day along Manchester Rd
- Strong demographic profile

**LEASE RATE: \$16.00-\$18.00/SF NNN**



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SUITE	TENANT	SF
2155	Gateway Metro Credit Union	1,986 SF
2151	Metro Nail Design Studio	4,000 SF
2149	Nail Expo	1,409 SF
2147	AVAILABLE	1,056 SF
2143	Reclaim Renew	2,450 SF
2141	Reclaim Renew	1,050 SF
2137	Saffron Indian Cuisine	2,580 SF
2131	Coughing Cardinal	2,950 SF
2129	Beautiful Life Day Spa	1,289 SF
2127	AVAILABLE	965 SF
2123	Salon Service Group	2,574 SF
2121	Maximized Living Health Care	2,898 SF
2115	AVAILABLE	1,800 SF

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## AERIAL MAP



## 2015 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	5,194	60,108	161,140
Population Growth	0.12%	0.36%	0.27%
Households	1,992	23,870	63,995
Median HH Income	\$117,599	\$87,260	\$87,420
Median Home Value	\$356,758	\$274,895	\$271,754

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