



RETAIL, MEDICAL, OFFICE SPACE

- 4,000 SF stand alone building on Manchester Road
 - 2,800 SF first floor
 - 1,200 SF second floor
 - Lower level storage
- Excellent visibility on Manchester Road
- Great access to restaurants, banks, grocery stores, and other amenities
- Recently gutted and ready for Tenant's improvements

CONTACT

RYAN PENNINGTON

314.446.2903

rpennington@savoyproperties.com

BEN FRIEDMAN

314.283.9235

bfriedmand@savoyproperties.com

LEASE RATE: \$19.00/SF/NNN

SALE PRICE: ~~\$875,000~~ \$750,000

SAVOY PROPERTIES

1034 S Brentwood Blvd, Suite 1200 | St. Louis, MO 63117 | p: 314.909.8400 | f: 314.909.8406

SAVOYPROPERTIES.COM

The information above has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.