

7310 Manchester Road  
MAPLEWOOD, MO 63143

2,280—4,037 SF +/- AVAILABLE FOR LEASE



Asking Rent: \$18 - \$20 psf MG

Creative Office/Retail Located in Trendy Downtown Maplewood | FREE Parking

## PROPERTY HIGHLIGHTS:

- Adjacent to abundant FREE public parking
- Located in Downtown Maplewood
- Walking distance to restaurants and retail
- Ideal for creative office
- 2280-4823 SF Available
- Some Tin Ceilings and Crown-Molding
- Many street festivals throughout the year attract thousands of guests and customers



For more information, please contact:



**HAL HANSTEIN**

Mobile: (516) 428-2286

Office: (516) 228-3505

E-mail: [Hal@cardinalrealtygroup.com](mailto:Hal@cardinalrealtygroup.com)

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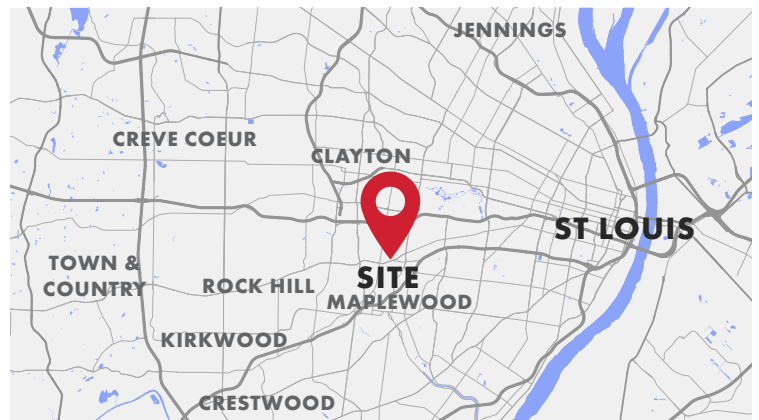
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**DEMOGRAPHICS:**

	1-MILE	3-MILE	5-MILE
POPULATION:	14,607	130,331	380,493
HOUSEHOLDS:	7,387	60,467	169,303
AVE. HH INCOME:	\$60,504	\$89,227	\$79,950
# of BUSINESSES	856	7,535	15,142
# of EMPLOYEES	11,452	122,490	258,291



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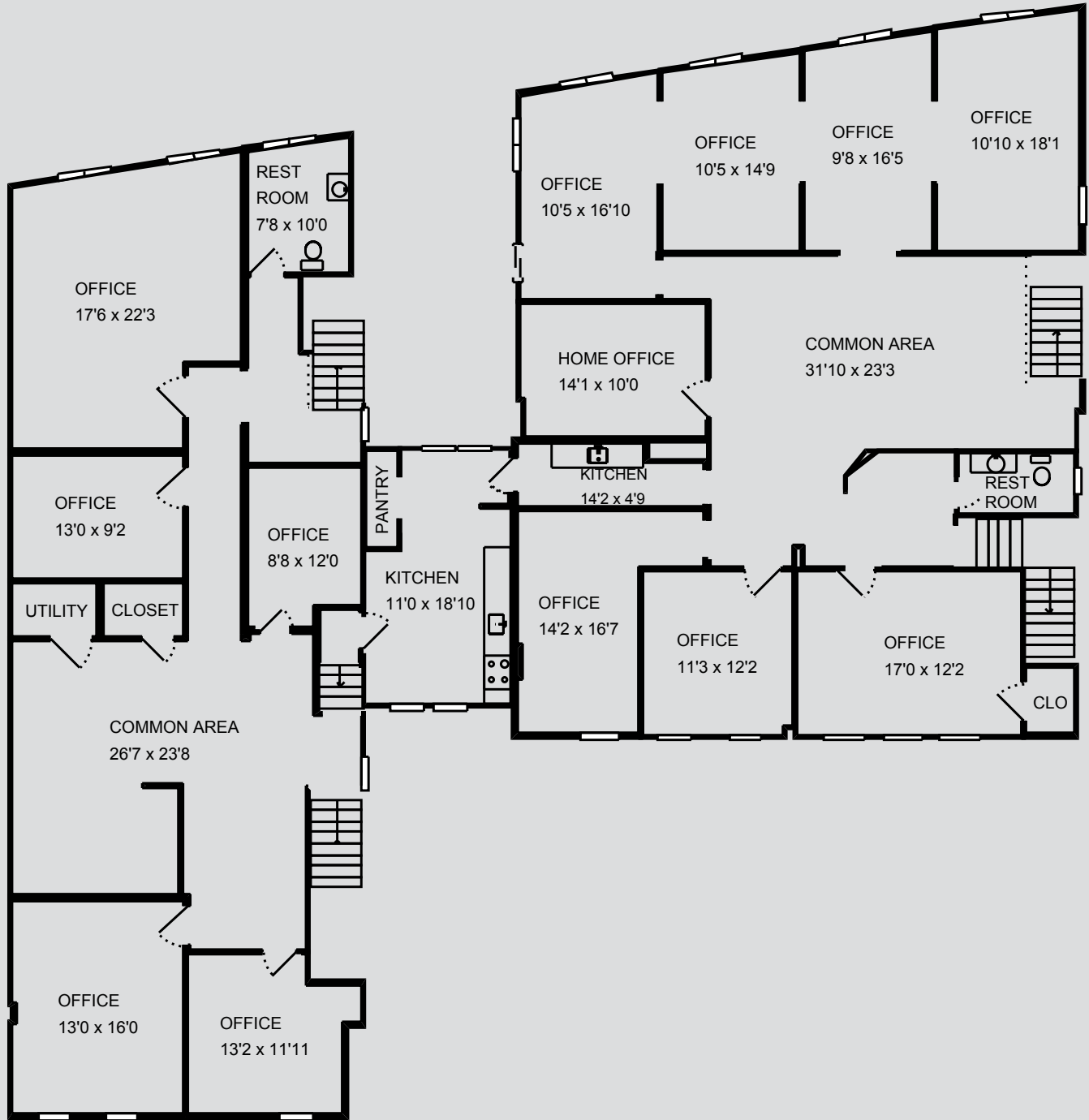
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