



**TOWER GROVE EAST
PLUG & PLAY
RESTAURANT SPACE**

SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

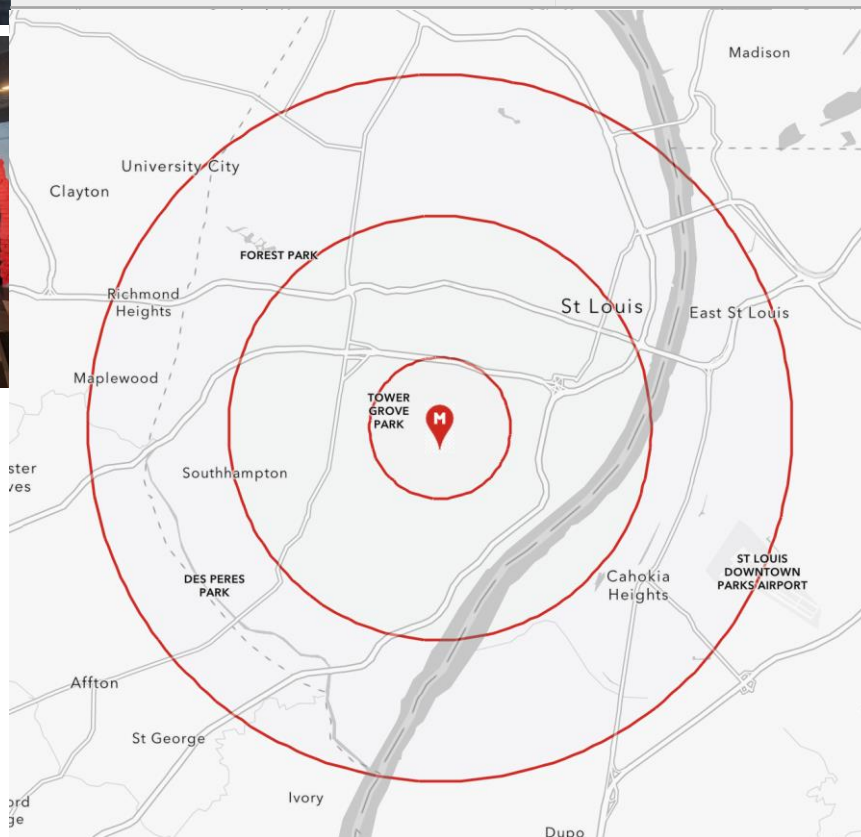
**3559 ARSENAL STREET
ST. LOUIS, MO 63118
1,400 S.F. | \$23.00/S.F. N.N.N.**

PROPERTY INFORMATION



- LOCATED AT THE HIGHLY TRAFFICKED SIGNALIZED INTERSECTION OF S. GRAND AND ARSENAL DIRECTLY ADJACENT TO TOWER GROVE PARK
- PLUG AND PLAY RESTAURANT SPACE EQUIPPED WITH AN 8-FOOT TYPE I HOOD, 3-BASIN SINK, AND HAND SINK
- EXCELLENT OPPORTUNITY TO JOIN THE HIGHLY CELEBRATED AND VIBRANT S. GRAND RESTAURANT DISTRICT
- HIGH FOOT TRAFFIC
- ONE OF THE FEW PROPERTIES IN THE AREA WITH A DEDICATED PARKING LOT
- ADJACENT FENCED IN PATIO OFFERS POTENTIAL FOR OUTDOOR DINING OR COOKING SPACE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	29,202	158,829	316,135
HOUSEHOLDS	13,735	78,527	151,676
AVERAGE HH INCOME	\$92,287	\$79,836	\$81,220



SCAN HERE!

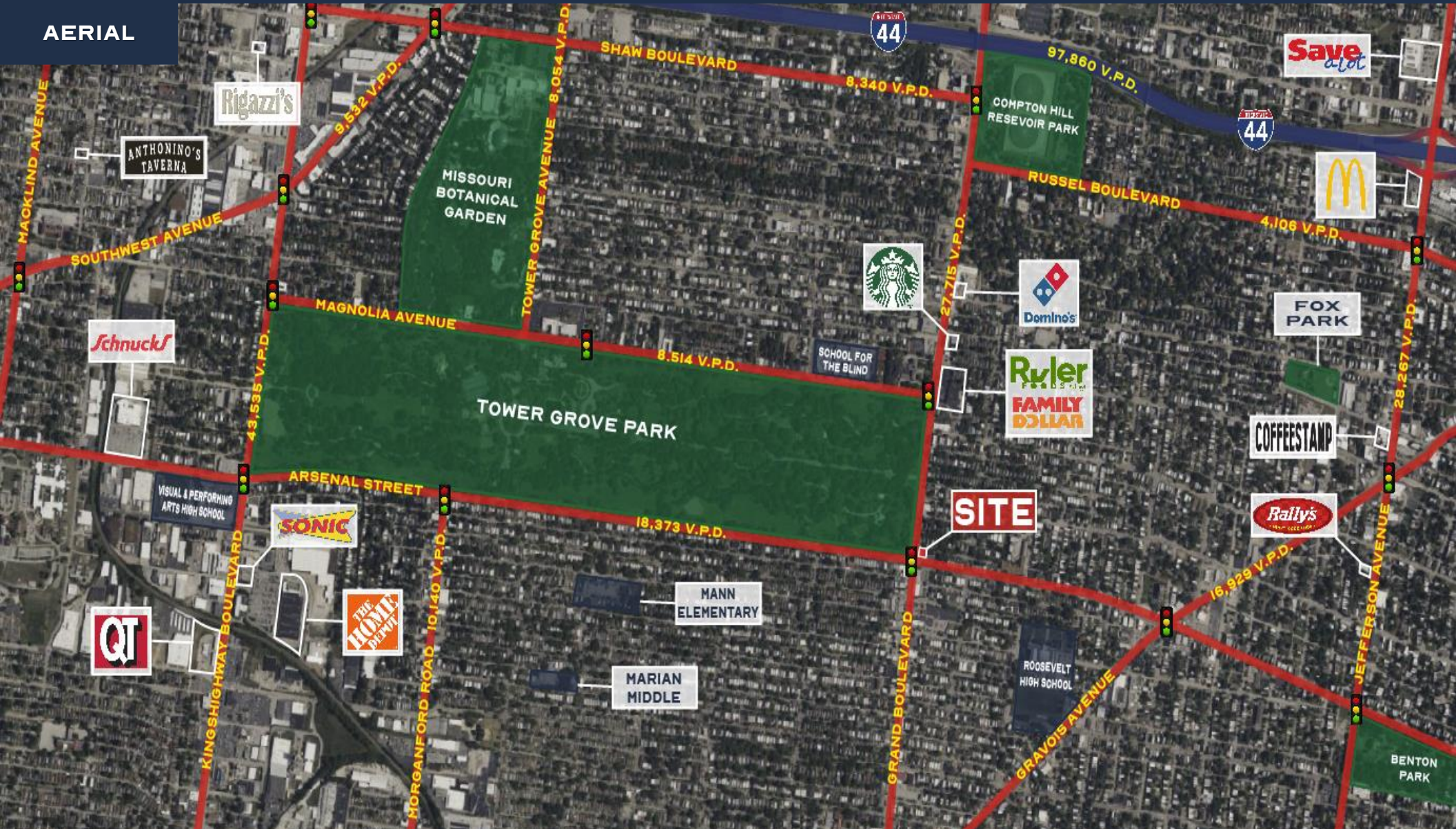
CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**3559 ARSENAL STREET
 ST. LOUIS, MO 63118
 1,400 S.F. | \$23.00/S.F. N.N.N.**



AERIAL



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

3559 ARSENAL STREET
ST. LOUIS, MO 63118
1,400 S.F. | \$23.00/S.F. N.N.N.