

# MAPLEWOOD SQUARE

MAPLEWOOD, MO

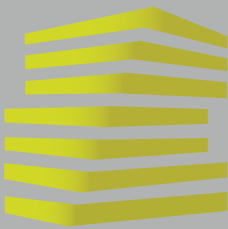
7325-7355 MANCHESTER ROAD

AVAILABLE  
3,290 SF

**3,290 SF AVAILABLE FOR LEASE**



**LOCATION.**  
commercial real estate



# MAPLEWOOD SQUARE

## NEIGHBORHOOD VIBE

MARNI OBERMAN

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314.800.9041 (MOBILE)

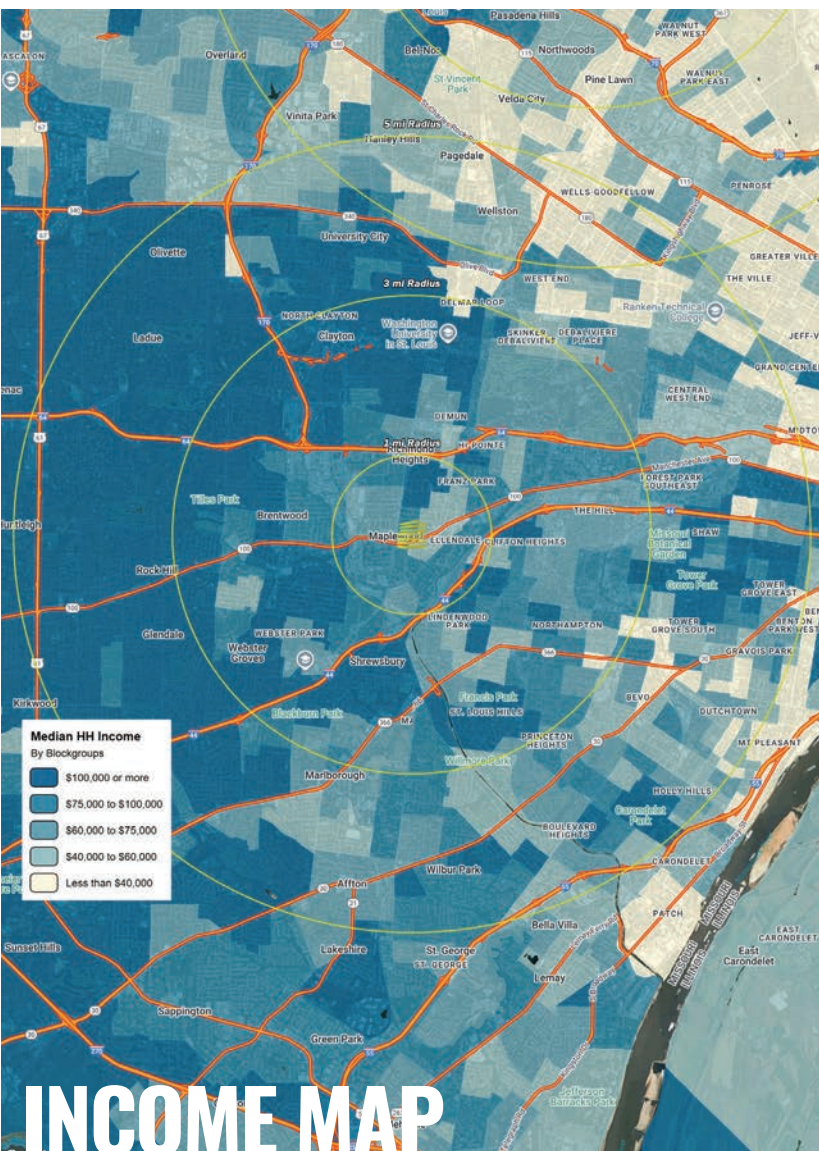
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### TRADE AREA OVERVIEW

MAPLEWOOD, A CHARMING INNER-RING SUBURB JUST MINUTES FROM FOREST PARK AND DOWNTOWN ST. LOUIS, HAS GROWN INTO ONE OF THE REGION'S MOST DISTINCTIVE BOUTIQUE, ANTIQUE, AND CULINARY DESTINATIONS. THE CITY'S WALKABLE CORE BLENDS INDEPENDENT SHOPS, CREATIVE STUDIOS, AND SPECIALTY RETAILERS WITH A WIDE RANGE OF RESTAURANTS, CRAFT BREWERIES, AND COFFEE HOUSES—GIVING MAPLEWOOD A VIBRANT, SMALL-TOWN FEEL WITH METROPOLITAN ENERGY. THE NEIGHBORHOOD IS ALSO HOME TO NOTABLE ATTRACTIONS SUCH AS SARATOGA LANES, THE OLDEST OPERATING BOWLING ALLEY WEST OF THE MISSISSIPPI, AND SCHLAFLY BOTTLEWORKS, WHERE VISITORS CAN TOUR THE BREWERY AND LEARN ABOUT ST. LOUIS'S RICH BEER-MAKING HERITAGE.

THE COMMUNITY CONTINUES TO EVOLVE THROUGH STEADY REVITALIZATION THROUGHOUT MANCHESTER AVENUE, SUTTON AVENUE, AND THE GREENWOOD HISTORIC DISTRICT, BRINGING NEW INVESTMENT, FOOT TRAFFIC, AND BUSINESS GROWTH TO THE AREA. MAPLEWOOD BENEFITS FROM A DIVERSE ECONOMIC BASE, SUPPORTED BY MAJOR EMPLOYERS INCLUDING SUNNEN PRODUCTS COMPANY HEADQUARTERS, ENTERPRISE RENT-A-CAR, MAPLEWOOD-RICHMOND HEIGHTS SCHOOL DISTRICT, SCHNUCKS, AND ESSEX INDUSTRIES.

WITH ITS CENTRAL LOCATION, THRIVING RETAIL AND DINING SCENE, AND STRONG MIX OF ESTABLISHED AND EMERGING BUSINESSES, MAPLEWOOD STANDS OUT AS A UNIQUELY DYNAMIC AND HIGHLY DESIRABLE TRADE AREA IN THE GREATER ST. LOUIS REGION.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>14,082</b>	<b>125,399</b>	<b>358,695</b>
<b>HOUSEHOLDS</b>	<b>7,433</b>	<b>60,067</b>	<b>168,130</b>
<b>EMPLOYEES</b>	<b>9,862</b>	<b>112,793</b>	<b>204,952</b>
<b>MED HH INCOME</b>	<b>\$77,720</b>	<b>\$97,422</b>	<b>\$90,259</b>

### AREA RETAIL | RESTAURANTS



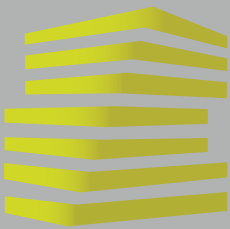
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## SITE PLAN

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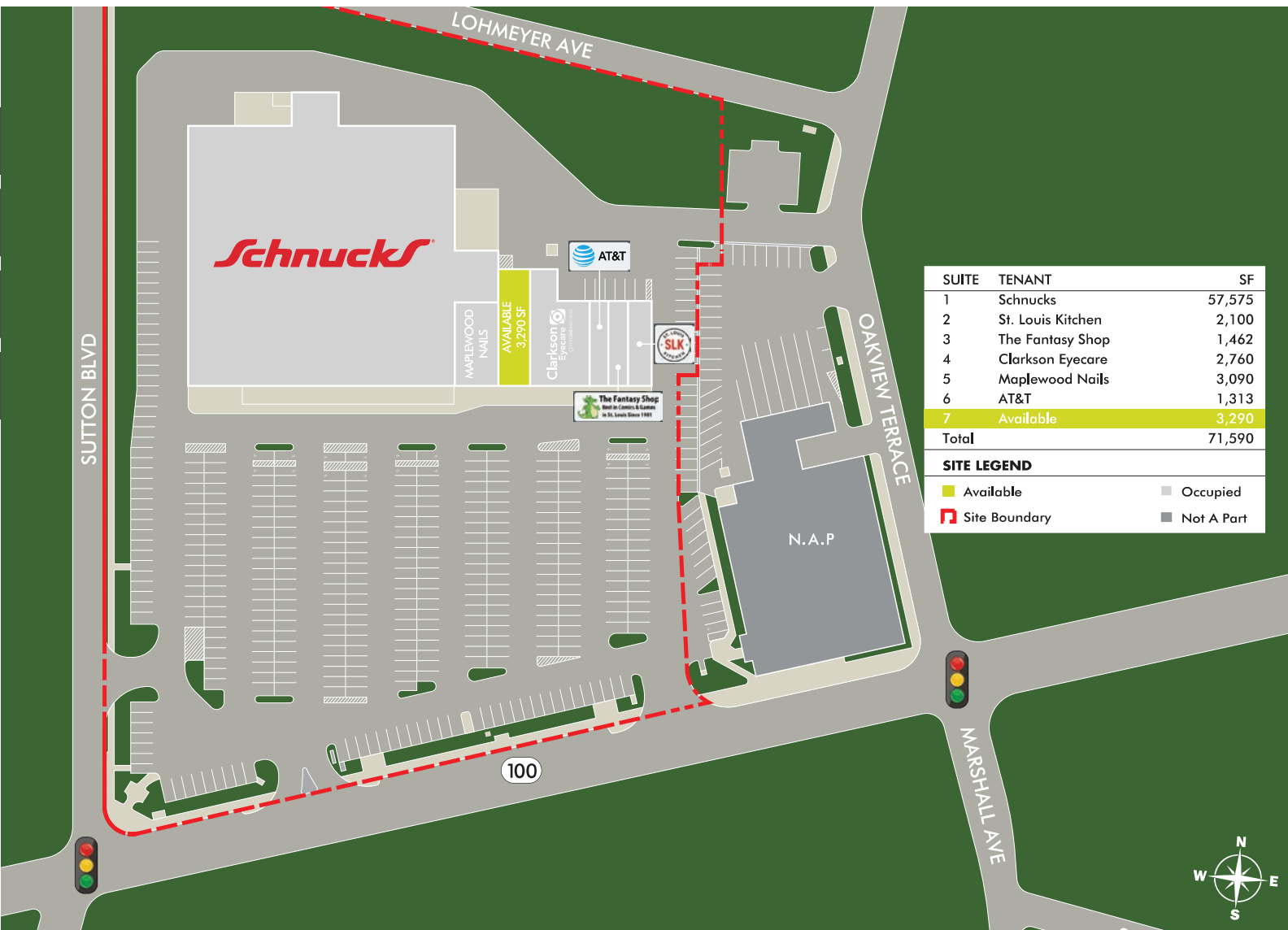
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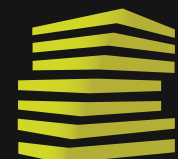
- **GREAT NEIGHBORHOOD GROCERY ANCHORED CENTER SERVING A DENSE RESIDENTIAL POPULATION**

- **3,290 SF SMALL SHOP SPACE AVAILABLE**

- **PRIME INLINE VISIBILITY TO OVER 12,892 VPD ON MANCHESTER ROAD**

- **ABUNDANT PARKING**

- **CALL BROKER FOR ADDITIONAL INFORMATION AND PRICING**

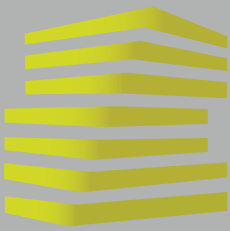


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# MAPLEWOOD SQUARE

## MARKET AERIAL

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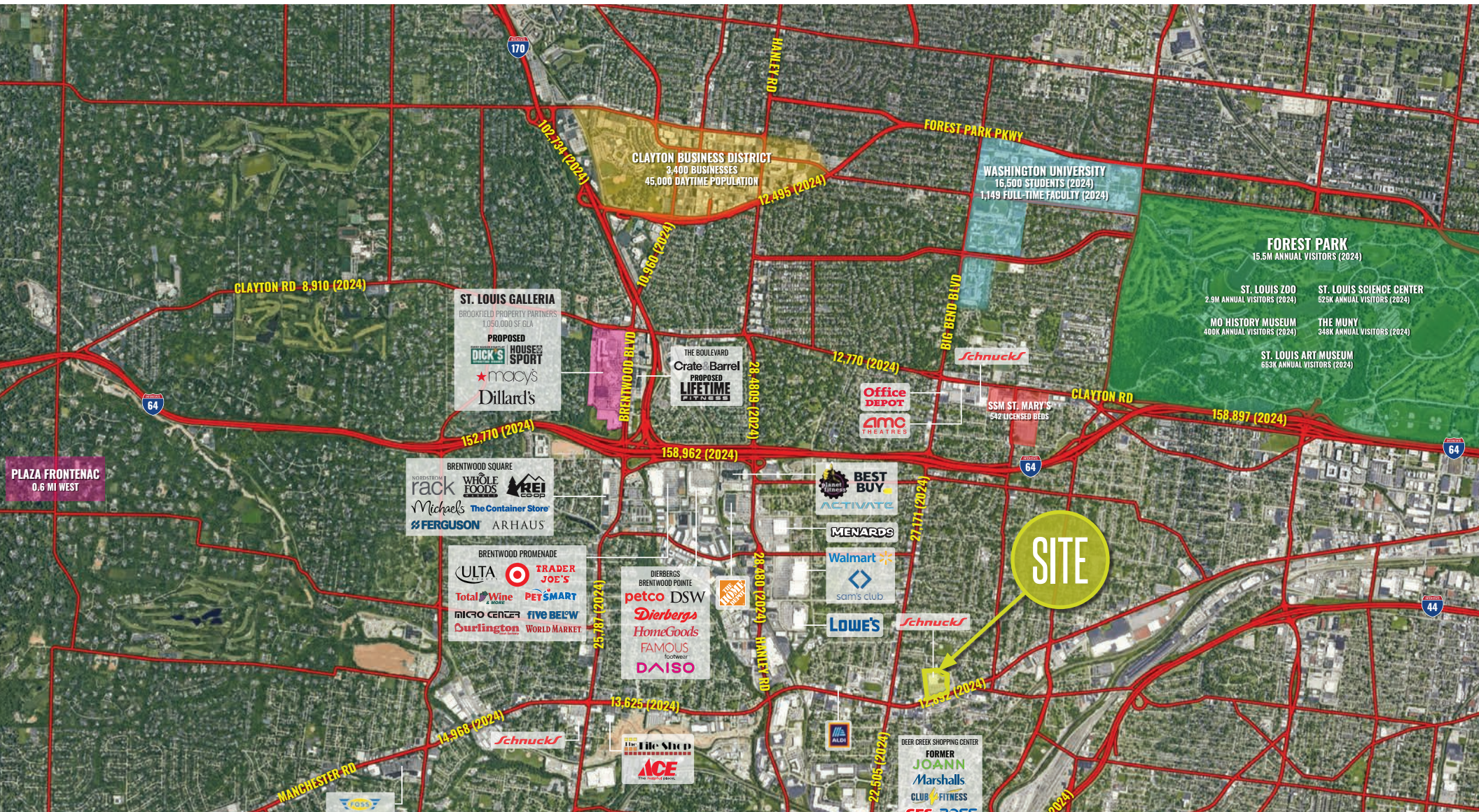
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