



retail specialists

Your Retail Real Estate Experts

Freestanding 2nd Gen Restaurant

7260 Manchester Road

Maplewood, MO 63143



FOR SALE

Property Highlights

- Turnkey 2nd Generation Restaurant Space – Existing infrastructure in place including hood, grease trap, and kitchen buildout, significantly reducing startup time and cost.
- High-Visibility Location on Manchester Road – Positioned along one of Maplewood's primary retail corridors with strong daily traffic counts and excellent frontage.
- Dense, Affluent Trade Area – Surrounded by established neighborhoods with strong household incomes and a built-in customer base.
- Vibrant Retail & Dining Corridor – Located near a dynamic mix of national and local tenants that drive consistent foot traffic to the area.
- Ideal for Owner-Operator or Regional Concept – Flexible layout suitable for a variety of restaurant uses including fast casual, QSR, or specialty dining.
- Strong Daytime & Evening Population – Benefiting from nearby office users, residential density, and destination retail.



SQ FT
+/- 1,364



TRAFFIC
14,495 VPD



ACCESS
Manchester Rd.

Demographics

	1 mile	3 mile	5 mile
Population	15,487	127,170	367,088
Households	8,201	61,917	172,004
Med HH Income	\$77,691	\$93,275	\$88,461

Broker of Record: Jared L. Frost License No: MO#2001009871
Firm: Point Commercial LLC

BROKER OF RECORD:

POINT
COMMERCIAL

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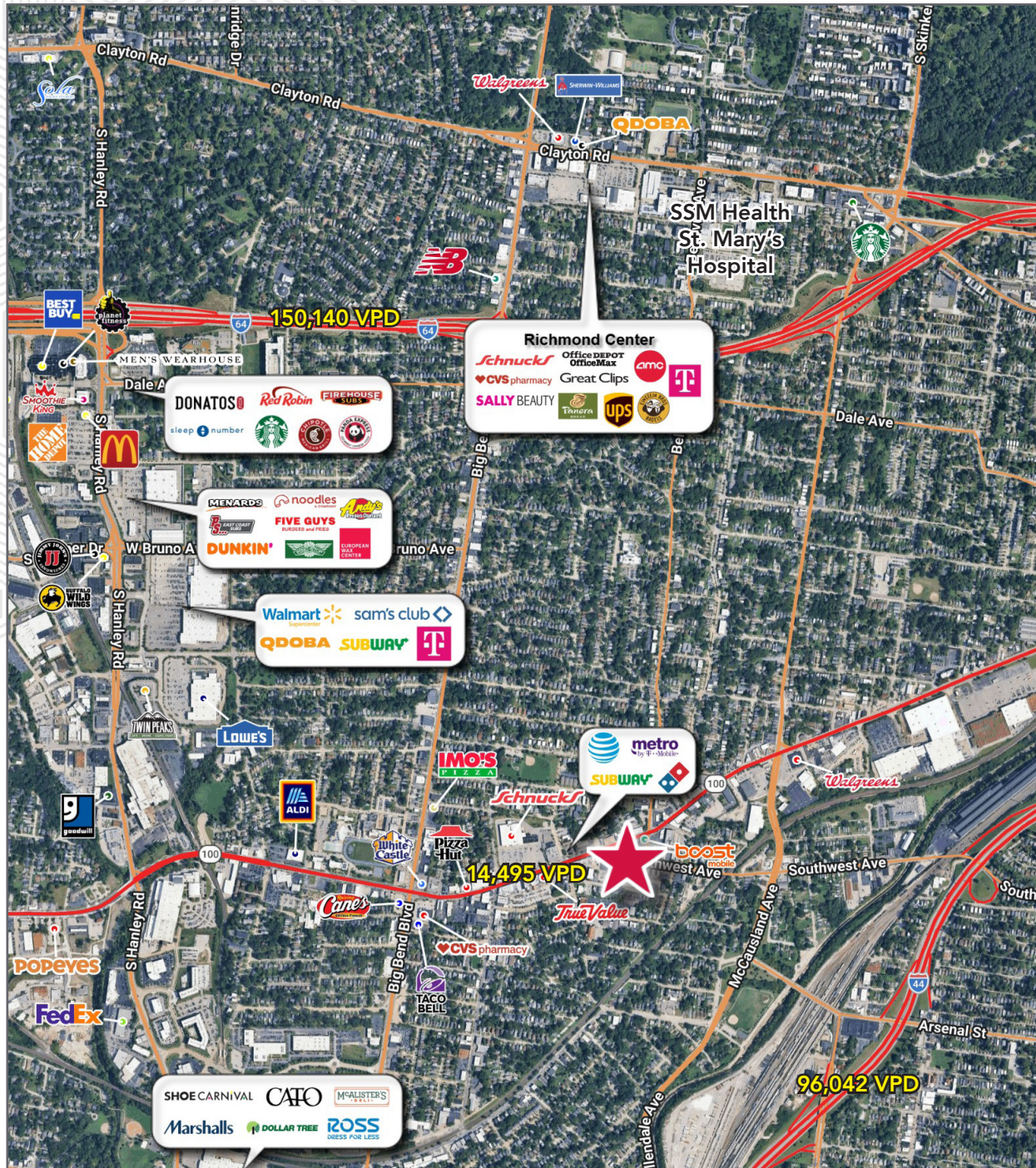


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Restaurant Space

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Market Aerial



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