

**32,000 SF RETAIL,
OFFICE, WAREHOUSE
BOX for LEASE**

- **Loading Dock**
- **Roll Up Door**

AVAILABLE

switch



SCOUT

REALTY
GROUP

FOR LEASE
ST. LOUIS MARKETPLACE

6660 MANCHESTER RD | ST. LOUIS, MO 63139

St. Louis Marketplace

6600 Manchester Road

St. Louis, MO 63136

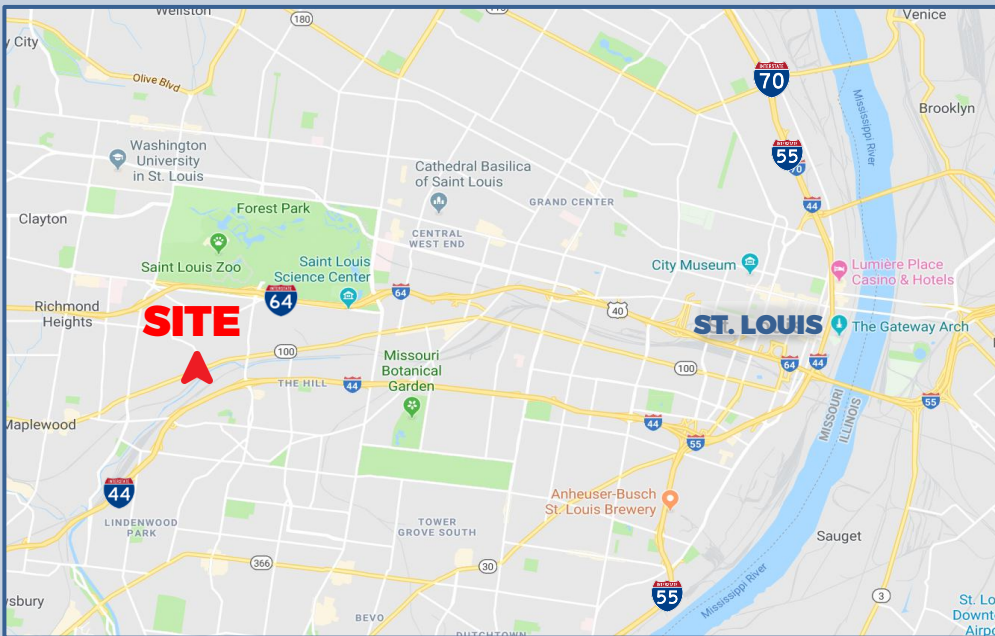
PROPERTY DESCRIPTION

- ▲ 12,075 – 32,000 sq.ft. available
- ▲ Located on Manchester Road in the City of St. Louis
- ▲ The Property has great access to both Interstate 44 & 64 via Hampton or McCausland
- ▲ **Abundant parking**, Manchester access through two signalized intersections and store front exposure.
- ▲ Former retails, office, warehouse, service center finish spaces available
- ▲ 17,620 VPD on Manchester
- ▲ For Lease: \$8 -13 psf NNN

switch

DOORDASH

Concentra



DEMOS	3 MILE	5 MILE	10 DRIVE TIME
TOTAL POP	148,667	384,248	123,798
MED HH INCOME	\$90,293	\$89,487	\$93,486
EMPLOYEES	111,484	222,955	99,456

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13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
314.394.2022 | scoutrg.com

Jared Hancock
jhancock@scoutrg.com
314-623-6419

market aerial



SCOUT

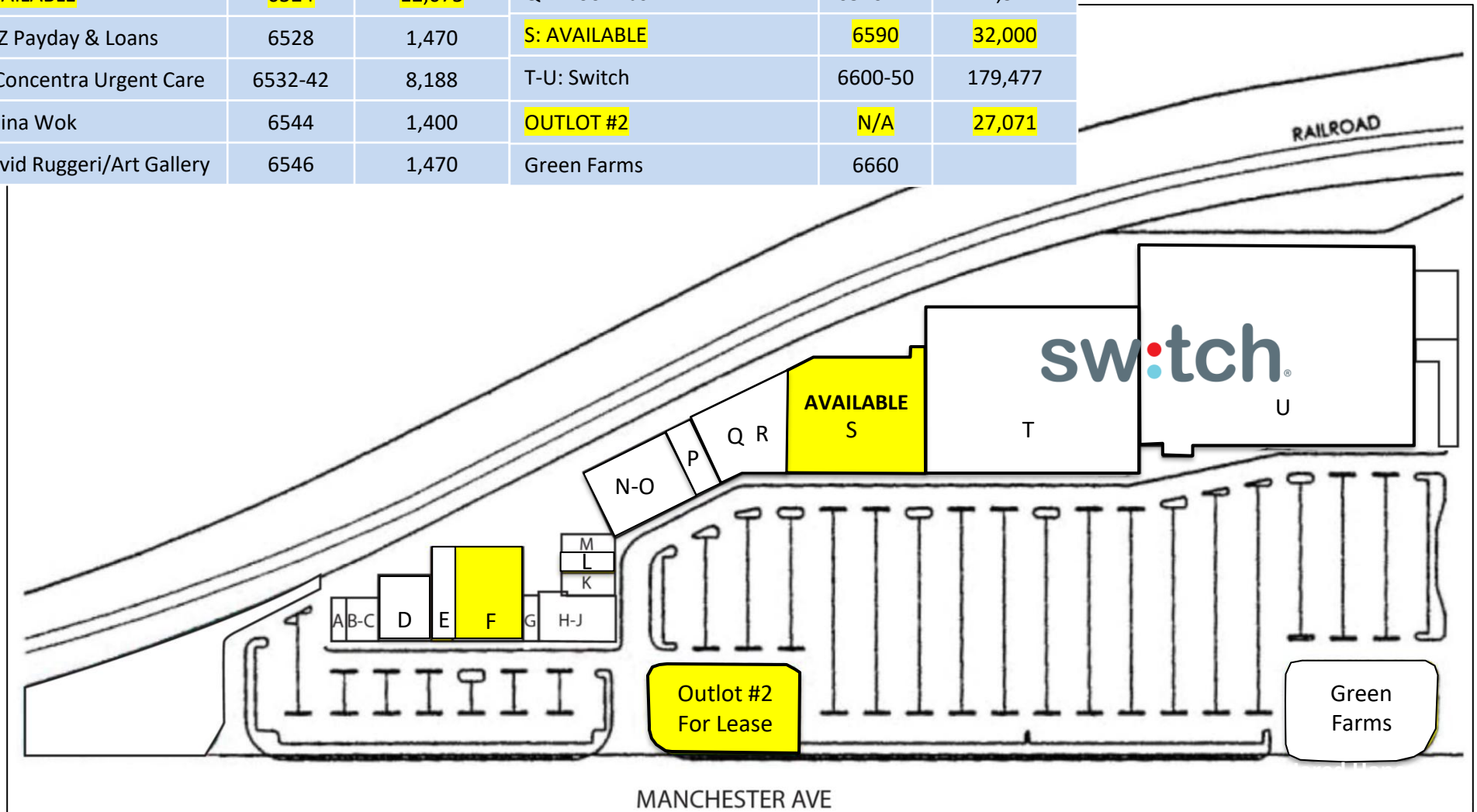
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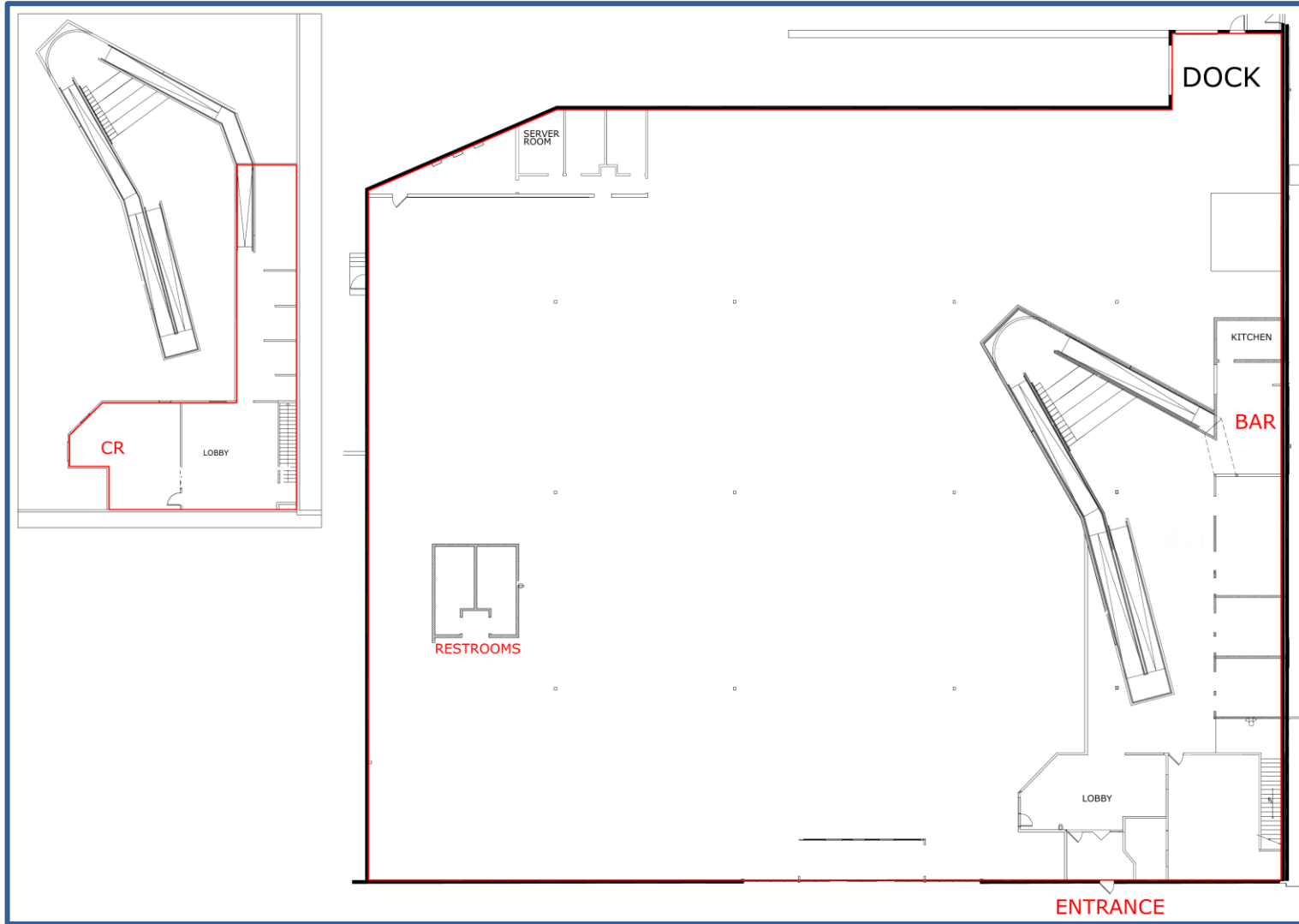
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site plan

Tenant	Address	SF	Tenant	Address	SF
A: Nail Salon	6500	1,200	M: St. Louis Public Library	6548	1,750
B-C: Southside Temporaries	6504	2,400	N-O: Green Goose Resale	6554	12,964
D: Moet Entertainment	6512	6,300	P: American Red Cross	6566	3,290
E: Central School Bus	6520	4,062			
F: AVAILABLE	6524	12,075	QR: Door Dash	6570-74	12,374
G: E-Z Payday & Loans	6528	1,470	S: AVAILABLE	6590	32,000
H-J: Concentra Urgent Care	6532-42	8,188	T-U: Switch	6600-50	179,477
K: China Wok	6544	1,400	OUTLOT #2	N/A	27,071
L: David Ruggeri/Art Gallery	6546	1,470	Green Farms	6660	



6590 floor plan



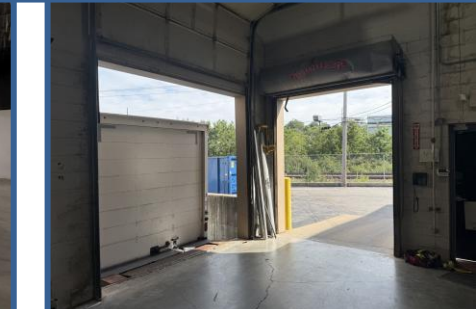
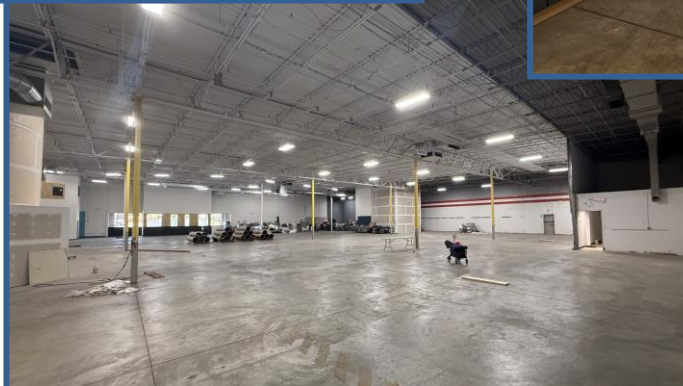
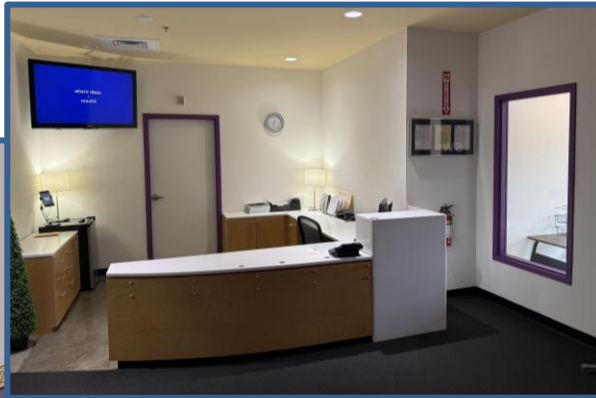
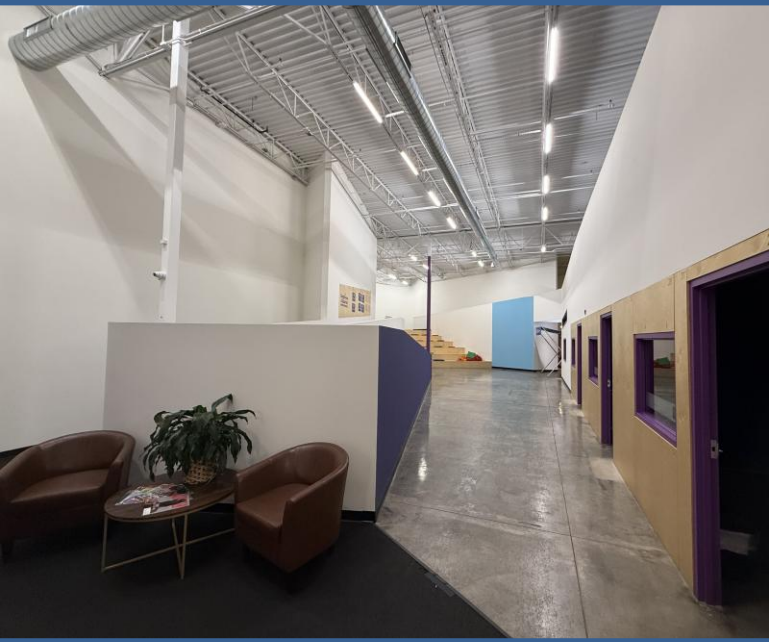
19'10"
CLEAR HEIGHT

23'3"
TO ROOF DECK

32,000 SF
TOTAL SPACE

Floor plan is approximate and for illustrative purposes only. Tenant to verify all dimensions.

6590 site photos



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6590 site photos



UPPER LEVEL OFFICE



UPPER LEVEL OFFICE



MEZZANINE



WAREHOUSE