

DO NOT DISTURB TENANT

SITE

RESTAURANT SPACE FOR LEASE
1,579 SF ENDCAP WITH DRIVE-THRU

SCOUT

REALTY
GROUP

The Prairie
7429 State Rte. N (Town Square Ave.) at Bryan Rd.
Dardenne Prairie, MO 63368

7429 State Rte. N (Town Square Ave.) Dardenne Prairie, MO 63368

PROPERTY DESCRIPTION

- ▲ 1,579 SF endcap suite with a drive-thru window
 - ▲ ±25' 5" x ±57' 11" interior per the existing plan
- ▲ Second-generation restaurant with minimal kitchen equipment
 - ▲ 3-compartment, hand and prep sinks remain; restroom in suite
- ▲ Two-tenant building completed in 2022; co-tenant Imo's Pizza
- ▲ Existing tenant is open and operating — do not disturb
- ▲ Hard corner at the signalized Hwy. N & Bryan Rd. intersection
- ▲ Building signage facing Hwy. N; surface parking on site
- ▲ The Prairie — 180 luxury apartments, 60 villas and shops
- ▲ Rte. 364 interchange ±0.2 miles north at Bryan Rd.

13,053 VPD on Hwy. N (Town Square Ave.)
43,689 VPD on Rte. 364

Lease Rate: \$30.00 / SF NNN (NNN: \$6.50 / SF)

DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	9,176	72,587	148,011
MED HH INCOME	\$133,390	\$116,467	\$117,530



site aerial



THE PRAIRIE APARTMENTS & VILLAS

SITE

IMO'S PIZZA

THE PRAIRIE RETAIL

BRYAN RD.

TOWN SQUARE AVE. (HWY. N)

Imagery: Esri, Maxar

SCOUT

**REALTY
GROUP**

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

The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

Adam Glosier
aglosier@scoutrg.com
314.598.2357

market aerial



SCOUT

**REALTY
GROUP**

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

Adam Glosier
aglosier@scoutrg.com
314.598.2357

The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

floor plan

EXISTING FLOOR PLAN

- ▲ 1,579 SF endcap with a drive-thru window
 - ▲ $\pm 25' 5'' \times \pm 57' 11''$ interior
- ▲ Second-generation restaurant
 - ▲ Prior use: bakery / dessert
- ▲ 3-compartment, hand and prep sinks remain
- ▲ Other remaining kitchen equipment may be available for sale
- ▲ Restroom in suite

Plan shows the current tenant's layout.
Dimensions approximate — field-verify.

1,579 SF — SECOND-GENERATION RESTAURANT

