

# 451 South Kirkwood Road ST. LOUIS, MO 63122 (Trattoria Branica)



**RESTAURANT  
BUSINESS FOR  
SALE  
\$175,000**

- ◆ 3,000 sf restaurant w/mezzanine
- ◆ 2,700 sf wine bar/private event venue
- ◆ Huge patio seats 60
- ◆ Great visibility from Kirkwood Road
- ◆ Absolutely everything stays — kitchen equipment, POS system, small wares, office equipment



**OVER** →

<b>DEMOGRAPHICS</b>			
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	10,571	70,300	171,367
Household			
Income (Avg)	\$81,522	\$96,421	\$92,352

**Traffic Counts 34,000 +/- @ Kirkwood  
(US Hwy 61/67) (MODOT)**

For more information please contact  
**KENT HIRSCHFELDER**  
314.652.7000 x 119  
314.616.1279 cell



1000 Macklind Avenue, St. Louis, MO 63110  
[www.kaplanrealestate.com](http://www.kaplanrealestate.com)

For more information please contact  
**DAVID WRIGHT**  
314.652.7000 x 109  
314.422.1689 cell

The above information was obtained from sources considered reliable, however, broker does not guarantee its accuracy nor warrant or represent its accuracy.

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**DINING ROOM**



**MEZZANINE**



**WINE BAR**



**KITCHEN**

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**KAPLAN**  
REAL ESTATE CO. INC.

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