

POND INN

17250 OLD MANCHESTER RD., BALLWIN, MO 63040



- ◆ Unique two-story restaurant (1,600 sf—first floor & 700 sf—2nd floor)
- ◆ Two additional buildings (360 sf & 2,000 sf) could be used for private parties
- ◆ Perfect location for boutique restaurant, café, coffee house, retail, office, banquet facility
- ◆ Located at the intersection of Pond Road & Manchester Road
- ◆ Hood & some restaurant equipment included

FOR SALE
\$650,000

FOR LEASE
\$4300/MO. NNN

	DEMOGRAPHICS		
	1 Mile	3 Mile	5 Mile
Population	7,620	37,089	90,782
Household			
Income (Avg)	\$143,886	\$162,371	\$156,744

TRAFFIC COUNTS	
State Hwy 100 & Raylor Rd.	29,542 ADT
Manchester Rd. & West Glen Farms	33,532 ADT

CONTACT KENT HIRSCHFELDER
314.652.7000 x 119 office
314.616.1279 cell
kent@kaplanre.com



1000 Macklind Avenue, St. Louis, MO 63110
www.kaplanrealestate.com

