MARKET at MCKNIGHT

9568 Manchester Road | Rock Hill, MO









CO-TENANTS

ALDI · LAVA ISLAND · STARBUCKS COFFEE · HUATULCO MEXICAN KITCHEN · TOTAL ACCESS URGENT CARE · FOSS SWIM SCHOOL · KATIE'S PIZZA & PASTA OSTERIA · F45 PILATES·TONE·YOGA

TRAFFIC COUNTS

Manchester Road: 33,764 VPD | McKnight/Rock Hill Road: 28,347 VPD

FEATURES

- High-profile 135,000 SF neighborhood center in bustling Rock Hill
- Close proximity to I-64, I-44, Ladue, Webster Groves, Brentwood
- Excellent Demographics: Avg. HH income >$120,000 within 3 miles

AVAILABILITY

Suite #	Sq.Ft.	Previous Use
9568	2,751	*Katie's Pizza*

NOVUS PROPERTIES

20 Allen Avenue, Suite 400
Webster Groves, MO 63119
www.novusdev.com

Michael R. Koch
(314) 281-1502
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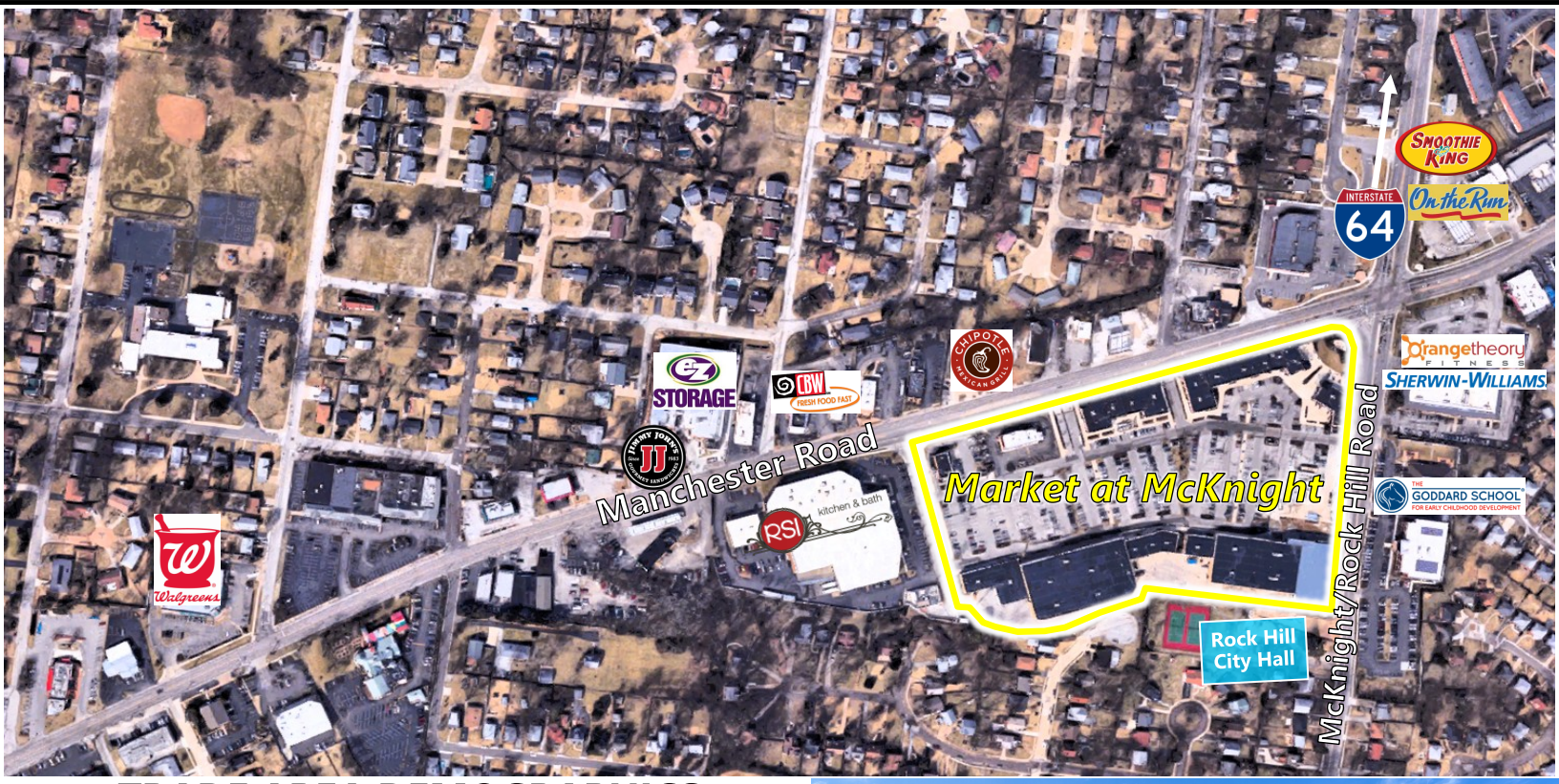

TRADE AREA DEMOGRAPHICS

1-Mile	3-Mile	5-Mile
10,510	83,938	251,488
Est. Population	Est. Population	Est. Population
$134,936	$140,258	$126,780
Est. Average Income	Est. Average Income	Est. Average Income
4,261	36,153	110,286
Households	Households	Households







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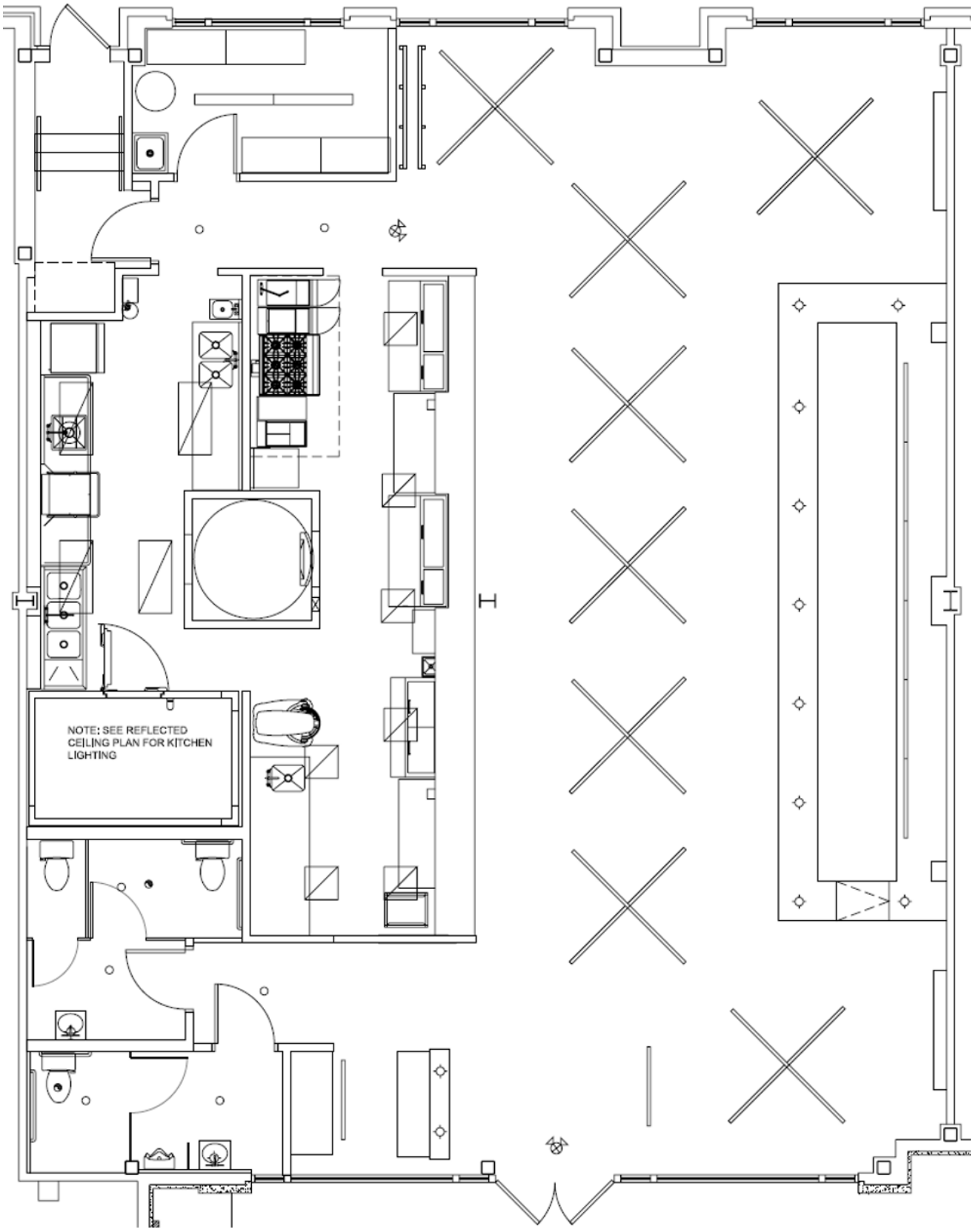

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