

McKnight Crossing

9450 Manchester Road | Rock Hill, MO (St. Louis MSA)



9494 Manchester
8,217 SF
Available 1/1/2027



9420 Manchester
1,800 SF Former Freestanding
Bank Branch & Ice Cream Shop



Available 4/1/2027

ATM Available



CO-TENANTS



SHERWIN-WILLIAMS



TRAFFIC



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

FEATURES



- ◆ 1,800 SF freestanding former bank branch; & 8,217 SF endcap space (divisible)
- ◆ Close proximity to I-64, I-44, Ladue, Webster Groves, Brentwood
- ◆ Best-in-class establishments in the immediate vicinity - Katie's Pizza, Starbucks, ALDI
- ◆ Excellent Demographics: Avg. HH income >\$140,000 within 3 miles
- ◆ Exterior building & pylon signage available

AVAILABILITY

Suite #	Floor	Sq.Ft.	Previous Use	Available
9420	OP	1,800	Bank Branch	4/1/2027
9498	1st	8,217 (divisible)	Corporate Office	1/1/2027



20 Allen Avenue, Suite 400
Webster Groves, MO 63119

www.novusdev.com

Michael Koch

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TRADE AREA DEMOGRAPHICS

1-Mile

10,510
Est. Population
\$134,936
Est. Average Income
4,261
Households

3-Mile

83,938
Est. Population
\$140,258
Est. Average Income
36,153
Households

5-Mile

251,488
Est. Population
\$126,780
Est. Average Income
110,286
Households



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Manchester Road



McKnight / Rock Hill Road

ATM
Available

Monument
Sign

9420 Manchester
1,800 SF Freestanding
Former Bank Drive-Thru

Available 4/1/2027

9494 Manchester
8,217 SF

Available 1/1/2027



2nd
Floor
Lobby



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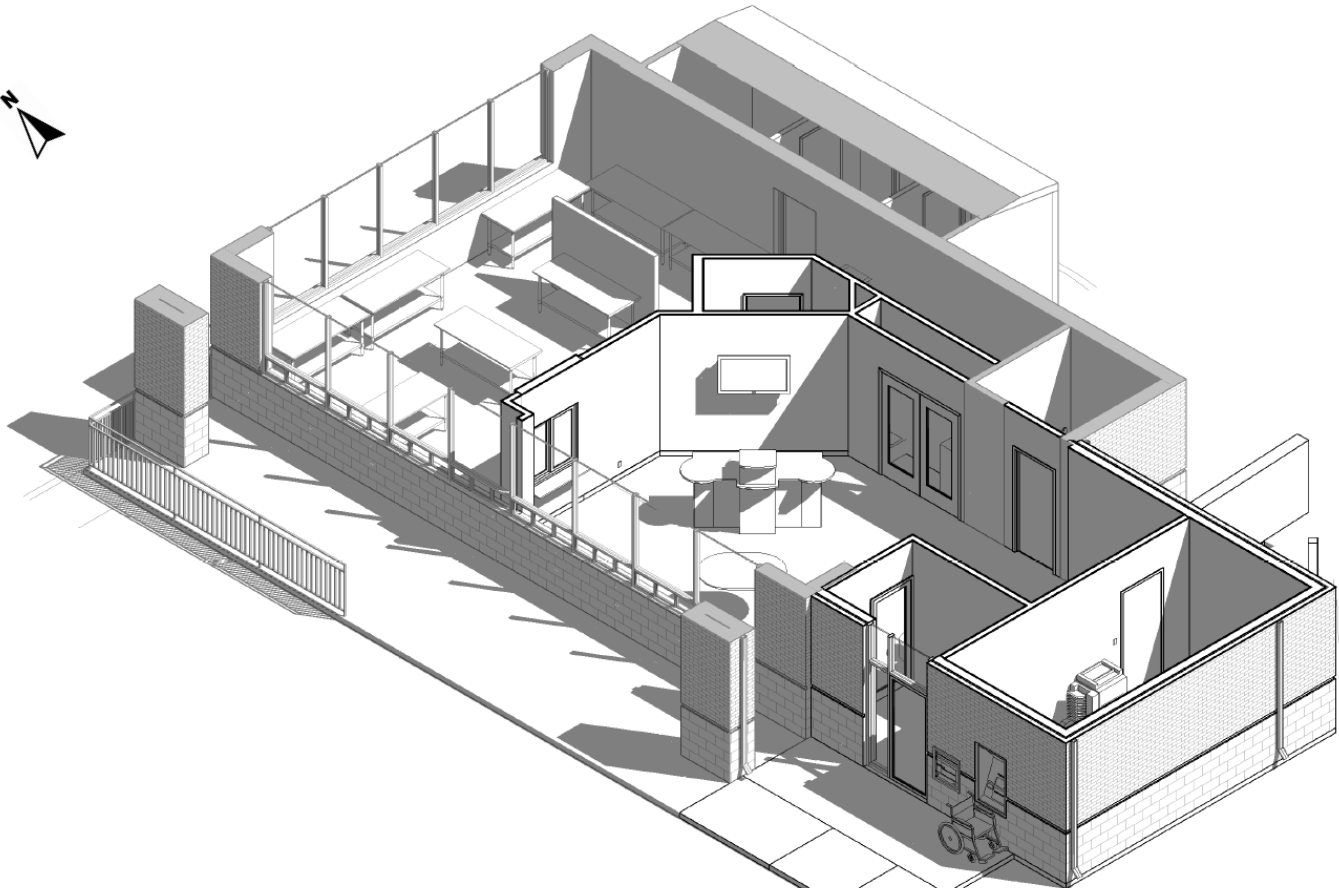
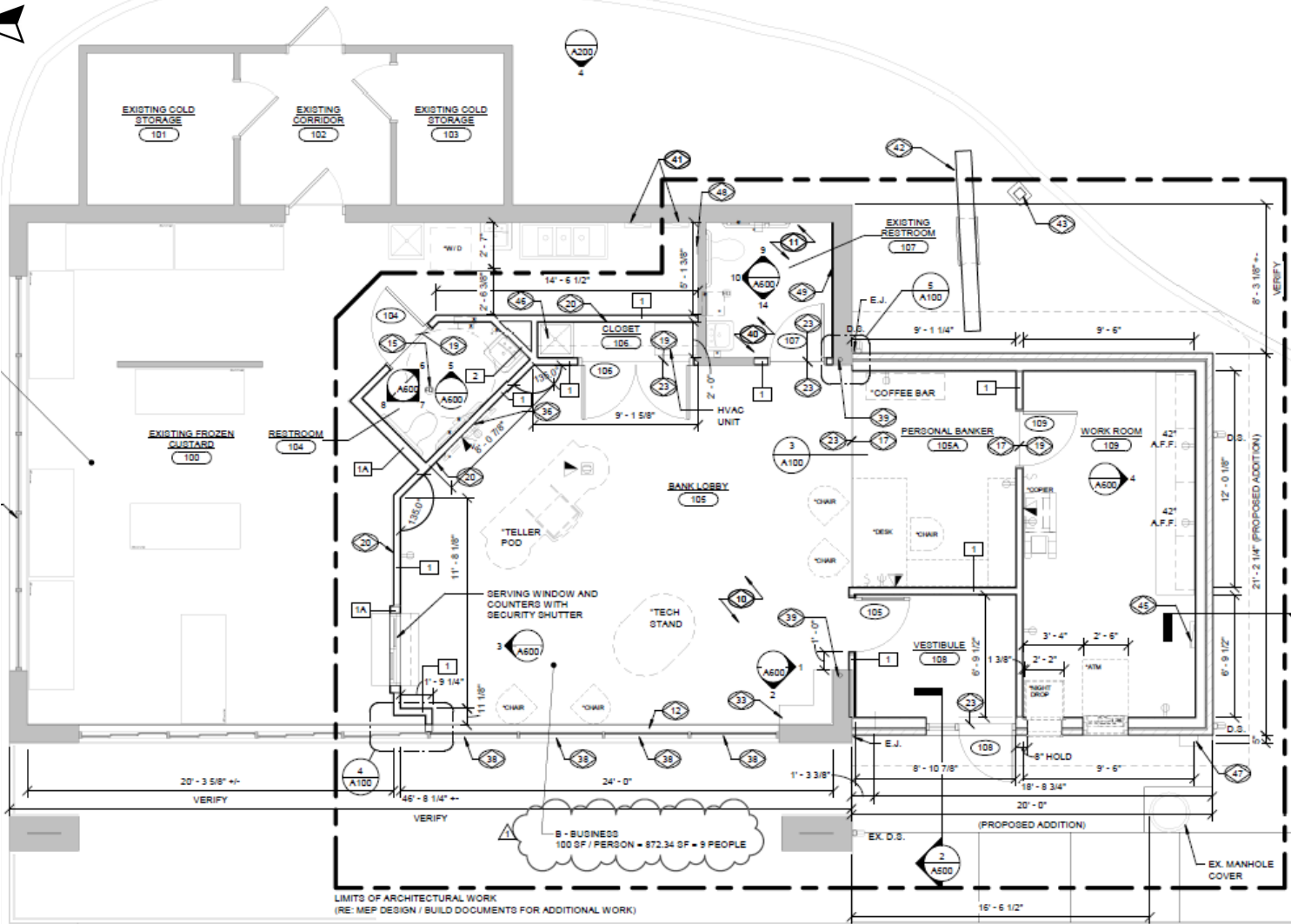
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The floor plan illustrates a multi-room facility with the following details:

- Rooms and Areas:**
 - Public Space (101):** Located at the bottom left, featuring a series of columns and a large open area.
 - Waiting (100):** A large open area at the bottom center.
 - Office (119):** A rectangular room in the center.
 - Mail Room (120):** Adjacent to the Office (119).
 - Open Office (118):** A large open area in the center.
 - Manager's Office (117):** A rectangular room to the right of the Open Office.
 - Admin Office (116):** A rectangular room below the Manager's Office.
 - Future Office (112, 113, 114):** A series of rectangular rooms on the right side.
 - PI Room (115):** A rectangular room at the bottom right.
 - Storage (111):** A large rectangular room at the top right.
 - LAN Room (110):** A rectangular room below the Storage.
 - Jan (109):** A small room below the LAN Room.
 - Toilet (108):** A small room at the top right.
 - Break Area (107):** A rectangular room at the top center.
 - Elec. (106):** A small room at the top left.
- Dimensions and Layout:**
 - Overall dimensions include 27' - 8 1/2" and 22' - 7 1/2".
 - Room dimensions vary, with some rooms being 5' - 6" wide.
 - Door swing indicators are shown throughout the plan.
 - Room labels and numbers are provided for each area.
- Other Features:**
 - A large area on the right is marked "N.I.G." (Not In General).
 - Various door types and swing indicators are shown, including "A1", "A2", "A3", "A4", "A5", "A6", "A7", "A8", "A9", "A10", "A11", "A12", "A13", "A14", "A15", "A16", "A17", "A18", "A19", "A20", "A21", "A22", "A23", "A24", "A25", "A26", "A27", "A28", "A29", "A30", "A31", "A32", "A33", "A34", "A35", "A36", "A37", "A38", "A39", "A40", "A41", "A42", "A43", "A44", "A45", "A46", "A47", "A48", "A49", "A50", "A51", "A52", "A53", "A54", "A55", "A56", "A57", "A58", "A59", "A60", "A61", "A62", "A63", "A64", "A65", "A66", "A67", "A68", "A69", "A70", "A71", "A72", "A73", "A74", "A75", "A76", "A77", "A78", "A79", "A80", "A81", "A82", "A83", "A84", "A85", "A86", "A87", "A88", "A89", "A90", "A91", "A92", "A93", "A94", "A95", "A96", "A97", "A98", "A99", "A100".



McKnight Crossing | Freestanding Outparcel



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