

Batteries Plus Center

14779 Manchester Road, Ballwin, MO 63011



2,570 SF Endcap
Available

800 SF Endcap
Available



TENANTS IN
IMMEDIATE
VICINITY



SKY ZONE
TRAMPOLINE PARK



TRAFFIC



~48,000 cars per day on Manchester Road

FEATURES



- ◆ High-profile 5,600 SF neighborhood strip center w/ excellent Manchester frontage
- ◆ Under new ownership. Several upgrades under way.
- ◆ Zoning: C-1 (General Commercial), allowing a wide variety of uses.
- ◆ Excellent Demographics: Avg. HH income >\$130,000 within 3 miles

AVAILABILITIES

Suite #	Sq.Ft.	Space Condition
14779	800	White Box
14787	2,570	White Box



20 Allen Avenue, Suite 400
Webster Groves, MO 63119

www.novusdev.com

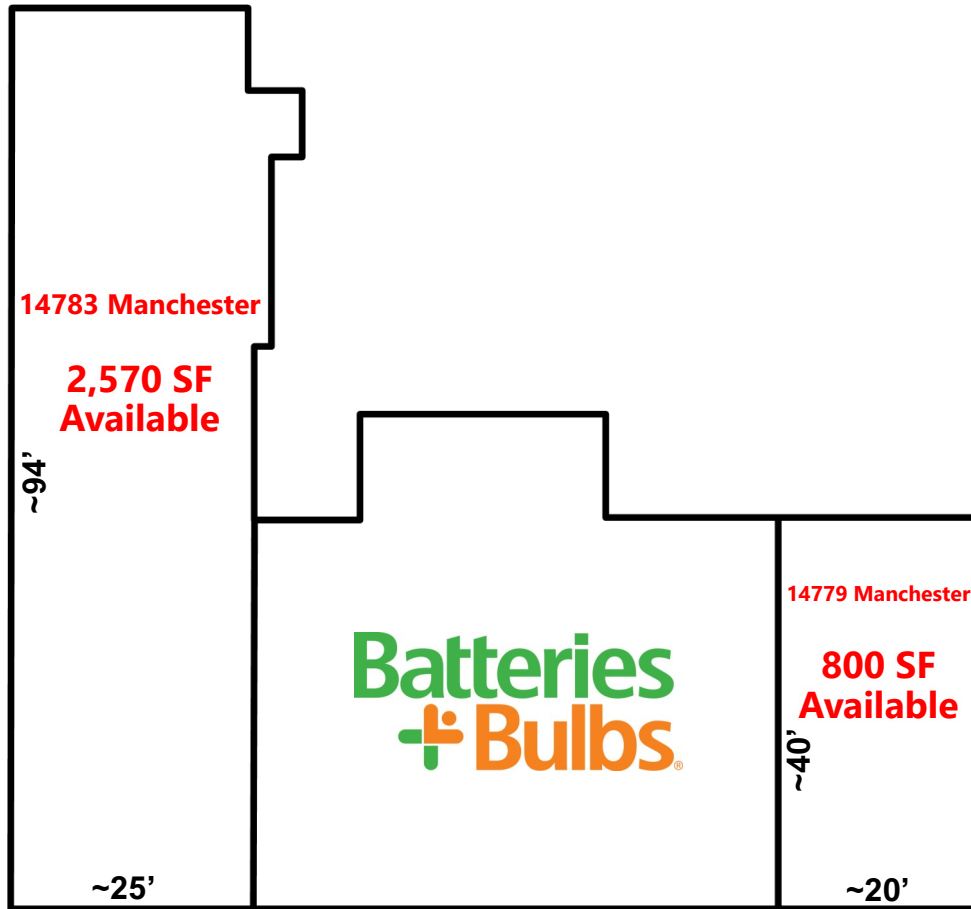
Michael R. Koch

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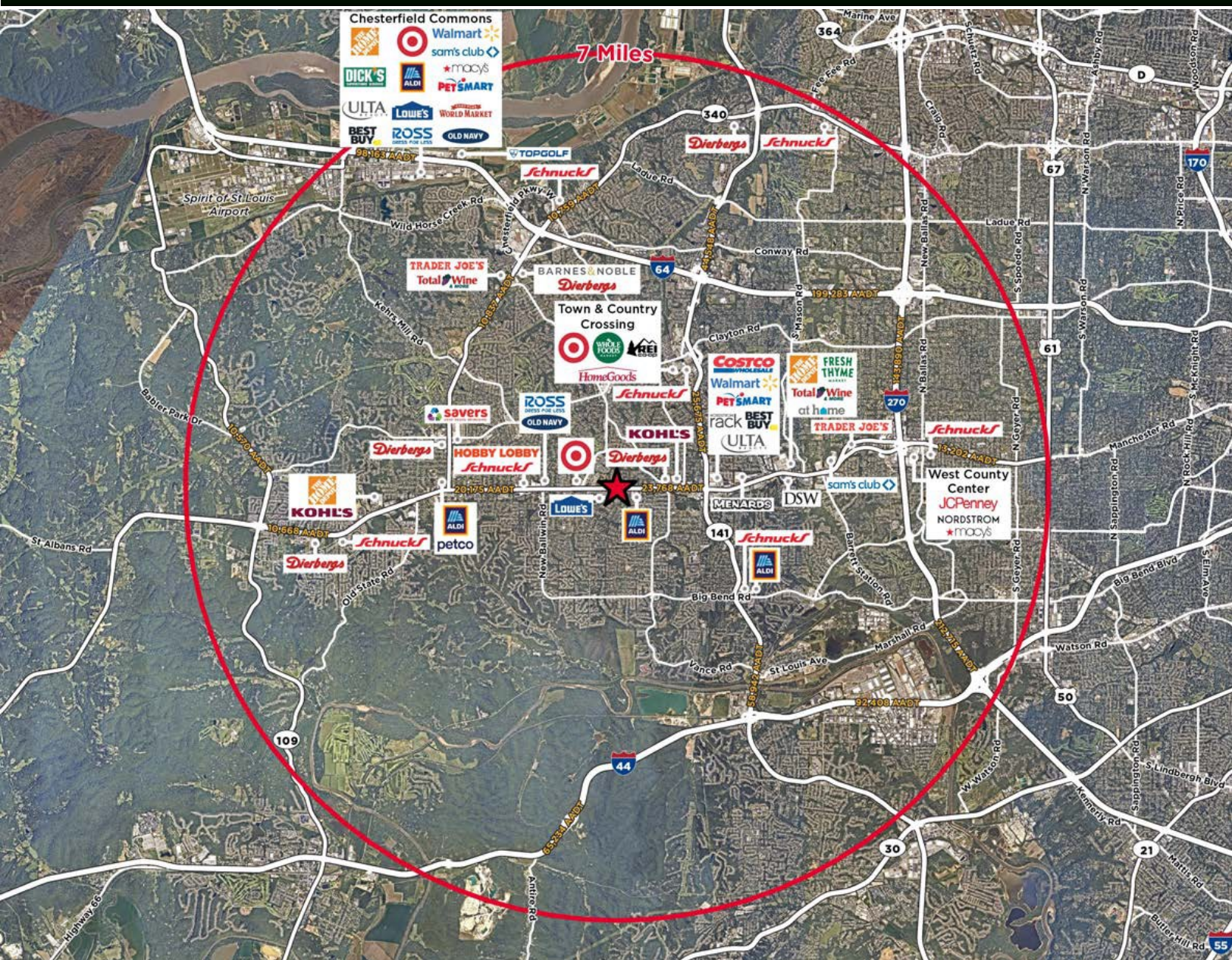


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TRADE AREA DEMOGRAPHICS

1-Mile

11,122
Est. Population
\$106,950
Est. Average
Income
4,369
Households

3-Mile

81,317
Est. Population
\$133,384
Est. Average
Income
26,633
Households

5-Mile

153,652
Est. Population
\$143,276
Est. Average
Income
94,334
Households



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