

840 SF RETAIL / SERVICE SPACE AVAILABLE FOR LEASE

111-129 BAXTER SHOPS ST | MANCHESTER, MO 63011



840 SF OFFICE / RETAIL / SERVICE

- 111 Baxter Shops St
- Existing retail boutique
- Located at the signalized intersection of Manchester Road and Baxter Road
- Attractive, upscale retail center with excellent visibility and access
- Join Massage Envy, Smoothie King, Fantastic Sam's, Edward Jones and El Maguey
- Prominent building and pylon signage available
- Traffic volume on Manchester Road: over 47,000 vehicles per day
- **LEASE RATE: CALL BROKER FOR DETAILS**

For additional information, please contact:

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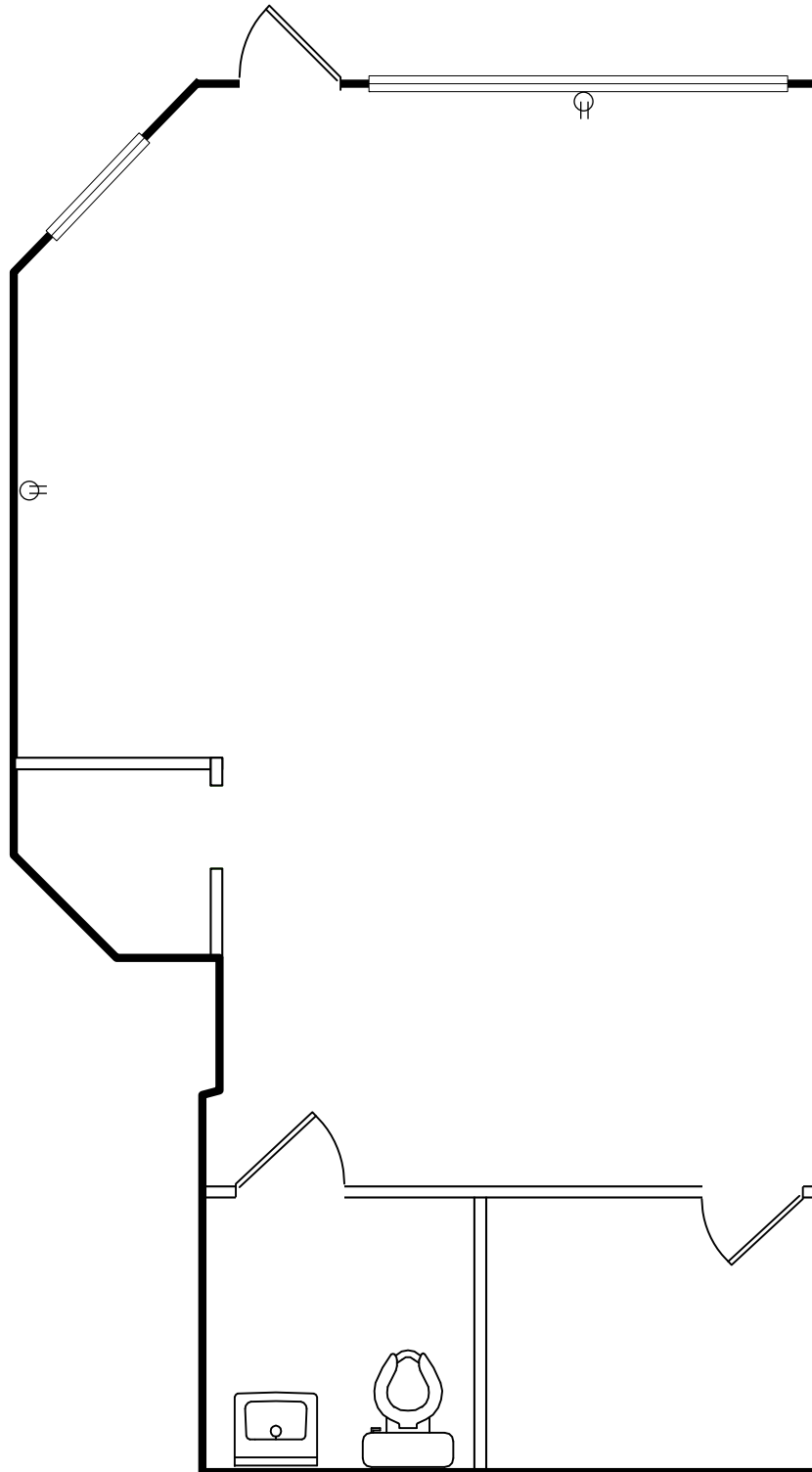
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NO.	ADDRESS	STATUS	SIZE (SF)
1	111 Baxter Shops	AVAILABLE	840
2	115 Baxter Shops	Occupied	737
3	117 Baxter Shops	Occupied	1,120
4	117A Baxter Shops	Occupied	1,123
5	119 Baxter Shops	Occupied	2,094
6	121 Baxter Shops	Occupied	1,413
7	127 Baxter Shops	Occupied	1,300
8	129 Baxter Shops	Occupied	3,091
9	14501 Manchester Road	Occupied	3,423
10	14505 Manchester Road	Occupied	860
11	14511 Manchester Road	Occupied	1,375
12	14523A Manchester Road	Occupied	3,400
13	14523 Manchester Road	Occupied	3,304

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	8,857	84,941	160,766
Daytime Population:	4,337	23,202	95,261
No. of Households:	3,593	34,572	63,809
Average HH Income:	\$134,648	\$169,658	\$196,007

2023 ANNUAL AVERAGE DAILY TRAFFIC	
Manchester Road:	47,536 VPD
Baxter Road:	7,153 VPD