1,200 SF - 2,840 SF RETAIL / SERVICE AVAILABLE FOR LEASE IN WEST COUNTY

14560 MANCHESTER ROAD | BALLWIN, MISSOURI 63011



1,200 SF, 1,375 SF, 1,400 SF & 2,840 SF Retail / Service Spaces Available

- 14560 Manchester Road #4-5, #15, #23, #24 and #31
- Unobstructed visibility on Manchester Road just west of Baxter Road
- Prominent, double-sided LED pylon signage available
- Anchored by Guacotaco Fresh Mex and Original Shawarma
- Ample and convenient parking (5:1,000)
- Traffic volume on Manchester Road: over 37,000 vehicles per day
- Serving the high barrier to entry communities of Town and Country, Manchester, Ballwin and Ellisville
- Within the immediate trade area of key retailers and traffic generators such as Costco, Walmart, PetSmart, Kohls, Walgreens, Dierberg's, Office Depot, Mercy Go-Health Urgent Care, Aldi, Target and Lowes

For additional information, please contact:

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The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information is subject to change without notice.

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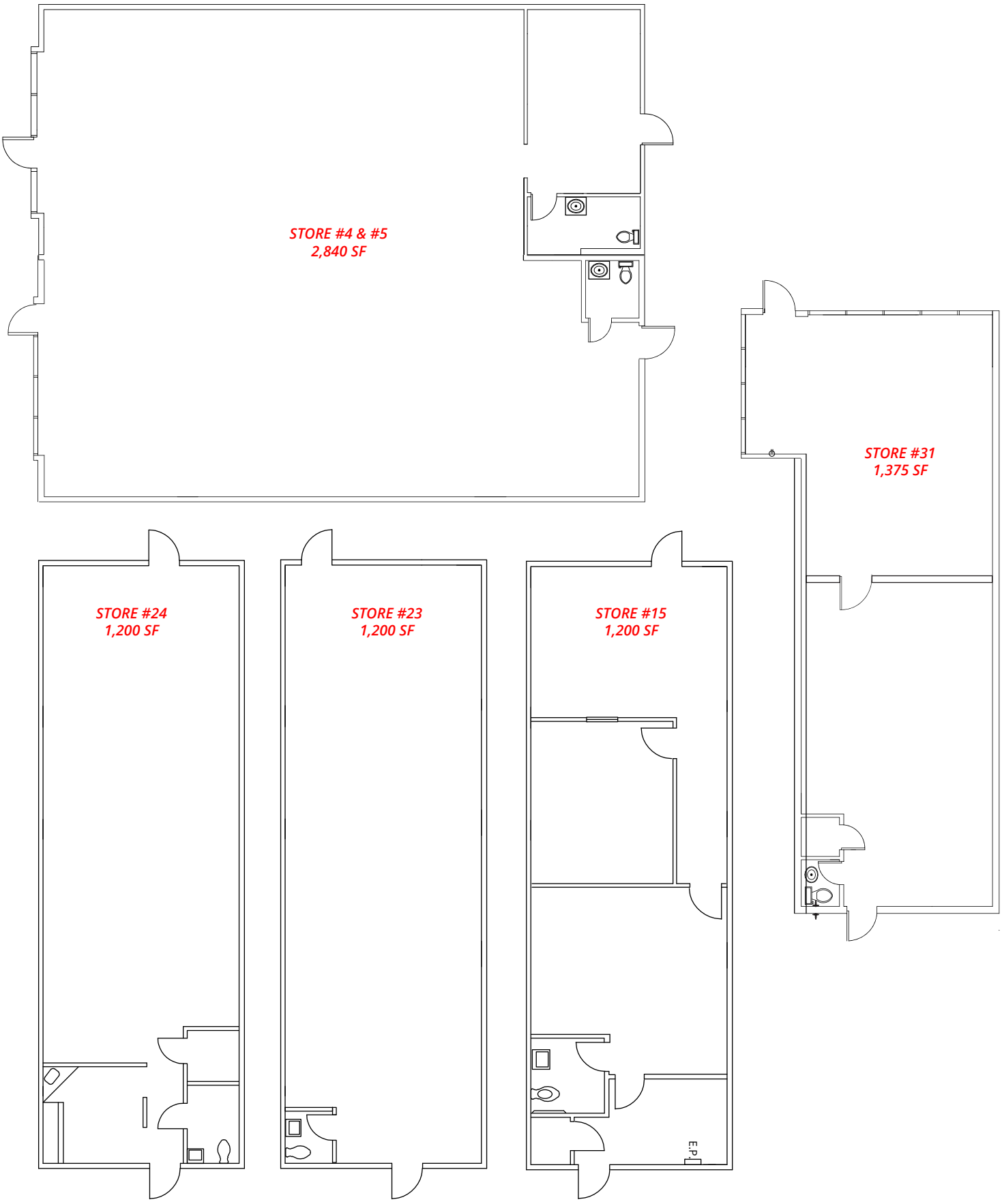

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	9,890	87,743	162,514
Daytime Population	3,396	21,317	91,513
Number of Households	4,028	35,394	64,248
Average Household Income	$126,924	$161,206	$188,638



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