

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:

TONY GIARRATANO

tony@hutkin.com

314.708.4922 o.

314.276.2352 m.

BO KEEFER

bkeefe@hutkin.com

314.708.1258 o.

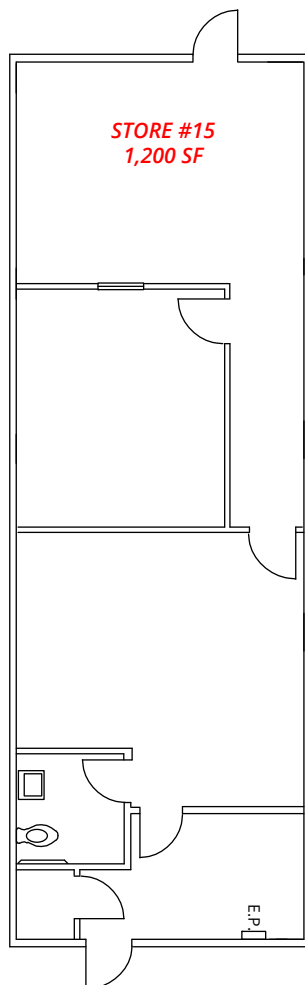
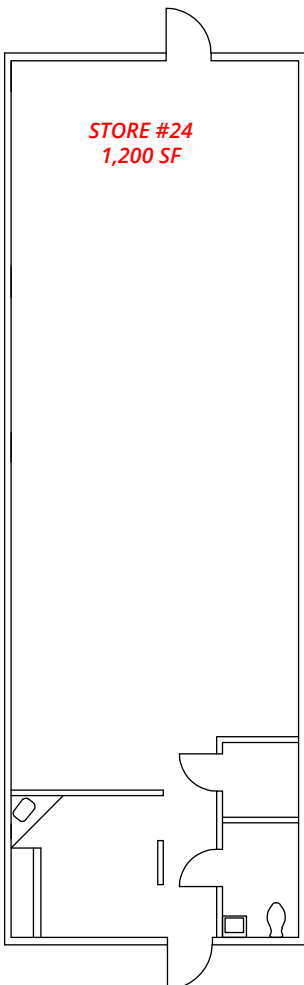
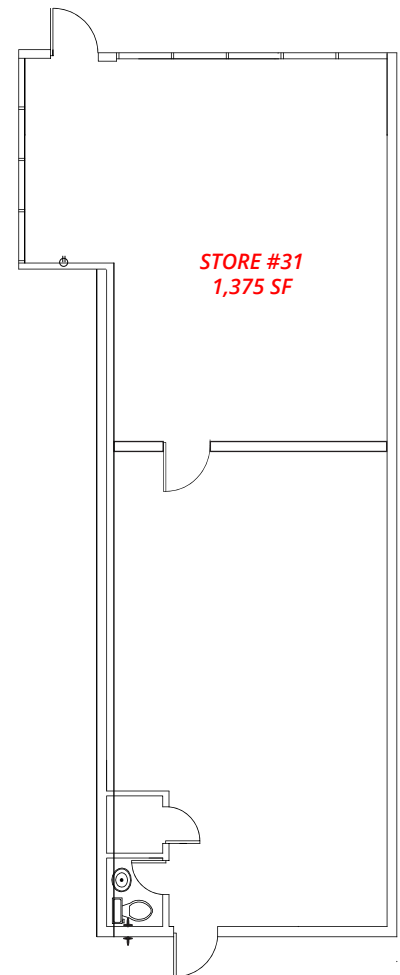
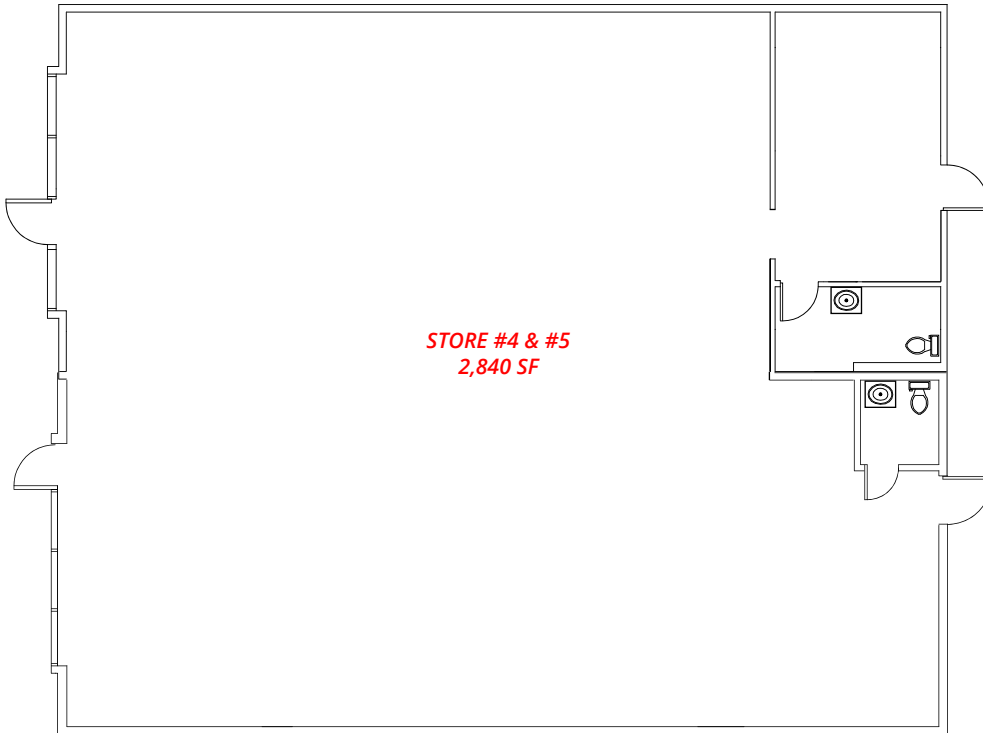
314.973.1242 m.

HUTKIN
DEVELOPMENT COMPANY

10829 OLIVE BOULEVARD, SUITE 200
ST. LOUIS, MISSOURI 63141
314.872.9140 PHONE
314.872.9001 FAX
WWW.HUTKIN.COM

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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

