

Winchester Plaza

14560 Manchester Road

Winchester, MO 63011

1,200 - 2,840 SF PRIME RETAIL SPACES AVAILABLE FOR LEASE



HUTKIN DEVELOPMENT COMPANY

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- 2,840 SF Available
- 14560 Manchester Road #4 & #5
- **LEASE RATE: \$12.00 PSF NNN**

- 1,400 SF Available
- 14560 Manchester Road #12
- **LEASE RATE: \$16.75 PSF NNN**

- 1,200 SF Available
- 14560 Manchester Road #14
- **LEASE RATE: \$16.75 PSF NNN**

- 1,200 SF Available
- 14560 Manchester Road #24
- **LEASE RATE: \$16.00 PSF NNN**

- **Suite #12 and #14 are contiguous and may be combined to achieve 2,600 SF**
- High visibility on Manchester Road just west of Baxter Road
- Ample and convenient parking
- State-of-the-art LED pylon signage available
- Join St. Louis Bread Co., Edward Jones and School of Rock

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	8,797	83,724	155,446
Daytime Employment:	4,482	24,259	111,180
No. of Households:	3,477	32,657	60,473
Avg. HH Income:	\$98,233	\$114,861	\$123,943

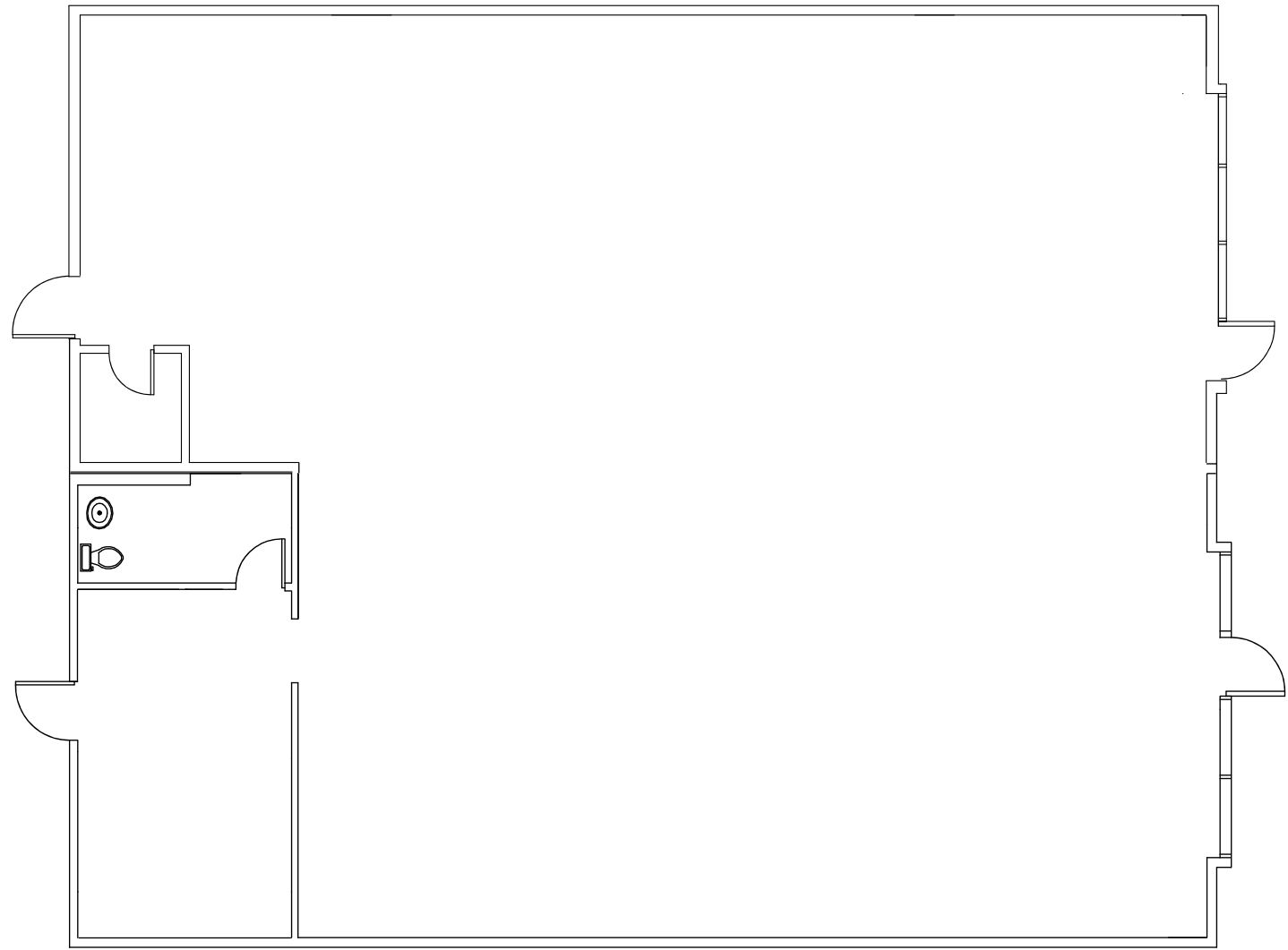
ANNUAL AVERAGE DAILY TRAFFIC

Manchester Road (MO-100): 41,192 vehicles per day

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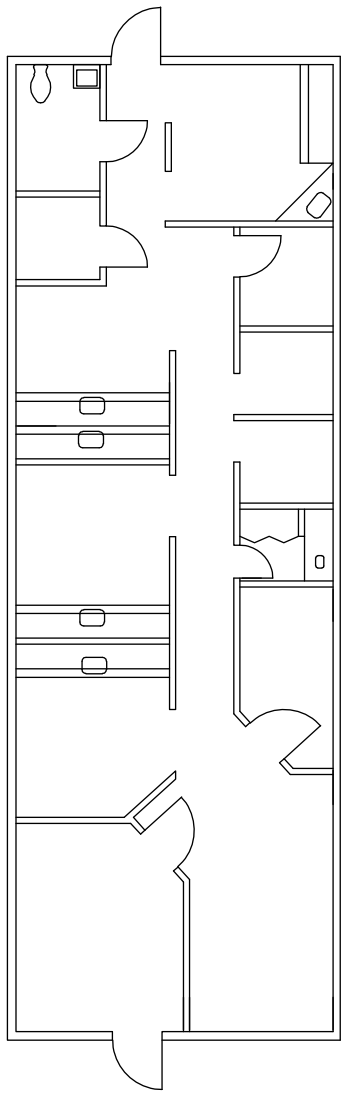


14560 MANCHESTER ROAD #4 & #5
2,840 SF

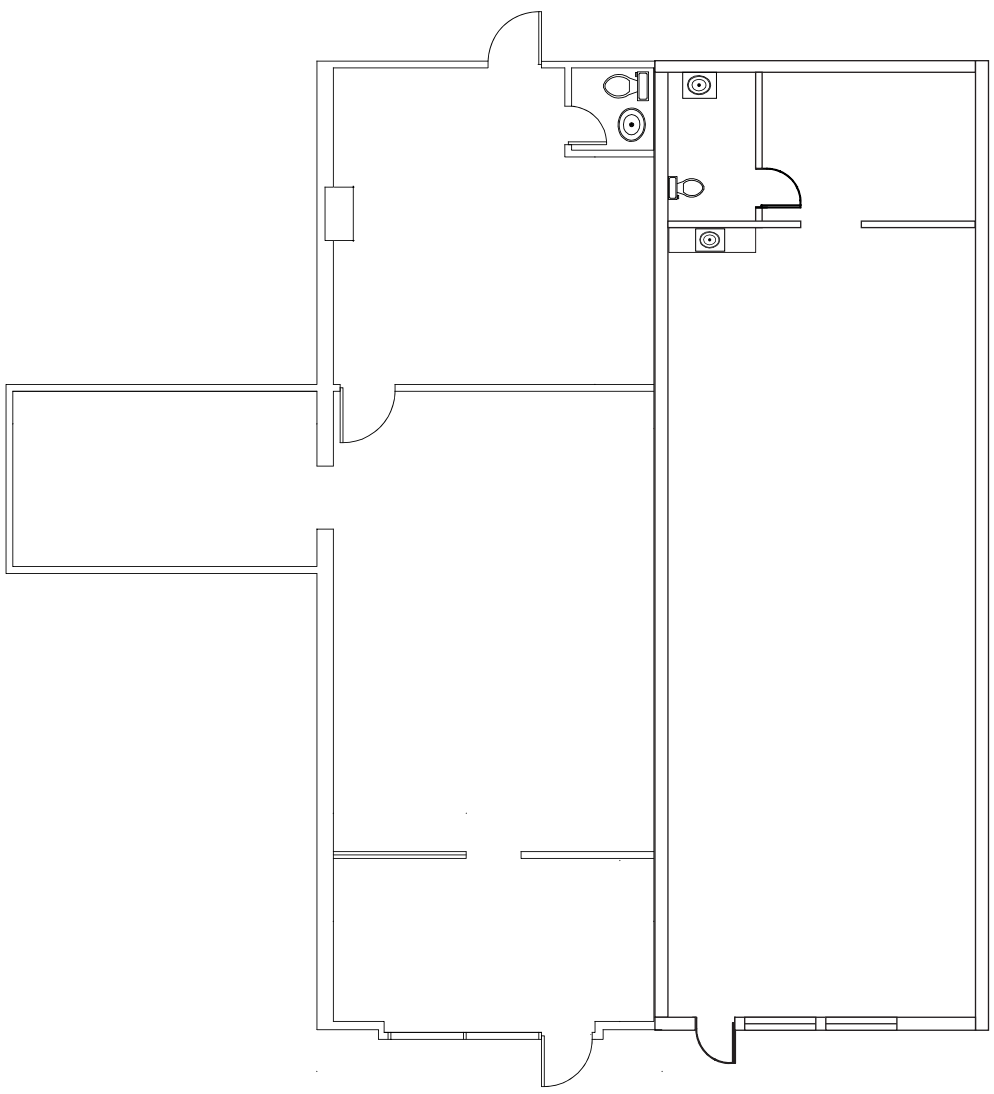
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14560 MANCHESTER ROAD #24
1,200 SF



14560 MANCHESTER ROAD #12 14560 MANCHESTER ROAD #14
1,400 SF 1,200 SF
14560 MANCHESTER ROAD #12 & #14
2,600 SF

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NO.	ADDRESS	STATUS	SQ. FT
1	14560 Manchester #1-3	Occupied	4,220
2	14560 Manchester #4-5	AVAILABLE	2,840
3	14560 Manchester #6	Occupied	1,934
4	14560 Manchester #8	Occupied	600
5	14560 Manchester #9	Occupied	3,360
6	14560 Manchester #12	AVAILABLE	1,400
7	14560 Manchester #14	AVAILABLE	1,200
8	14560 Manchester #15	Occupied	1,200
9	14560 Manchester #16-18	Occupied	4,500
10	14560 Manchester #19	Occupied	1,800
11	14560 Manchester #20	Occupied	900
12	14560 Manchester #22	Occupied	1,200
13	14560 Manchester #23	Occupied	1,200
14	14560 Manchester #24	AVAILABLE	1,200
15	14560 Manchester #25	Occupied	2,400
16	14560 Manchester #27	Occupied	1,200
17	14560 Manchester #28	Occupied	1,200
18	14560 Manchester #29	Occupied	2,400

