

FOR LEASE

1,200 - 1,500 SF RETAIL

15631-15639 MANCHESTER RD | ELLISVILLE, MO 63011



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FEATURES

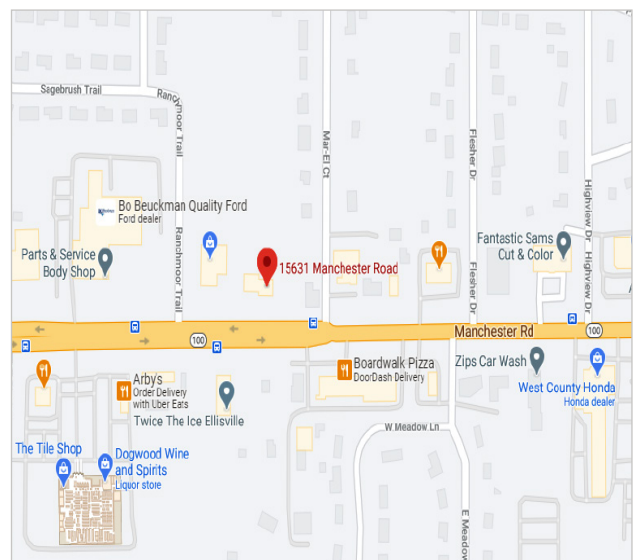
- › Two suites available for lease:
 - Suite 15635: 1,200 SF - white box condition
 - Suite 15639: 1,500 SF - newer office finishes including multiple offices, reception area and kitchenette
- › Ample parking
- › Excellent visibility with $\pm 180'$ of frontage along Manchester Rd which sees in excess of 39,000 vehicles per day
- › Located along densely populated retail corridor

LEASE RATE: [CONTACT BROKER FOR DETAILS](#)

Contact

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LOT SIZE	ZONING	TAXES (2017)
0.70 ACRE	C3	\$19,556



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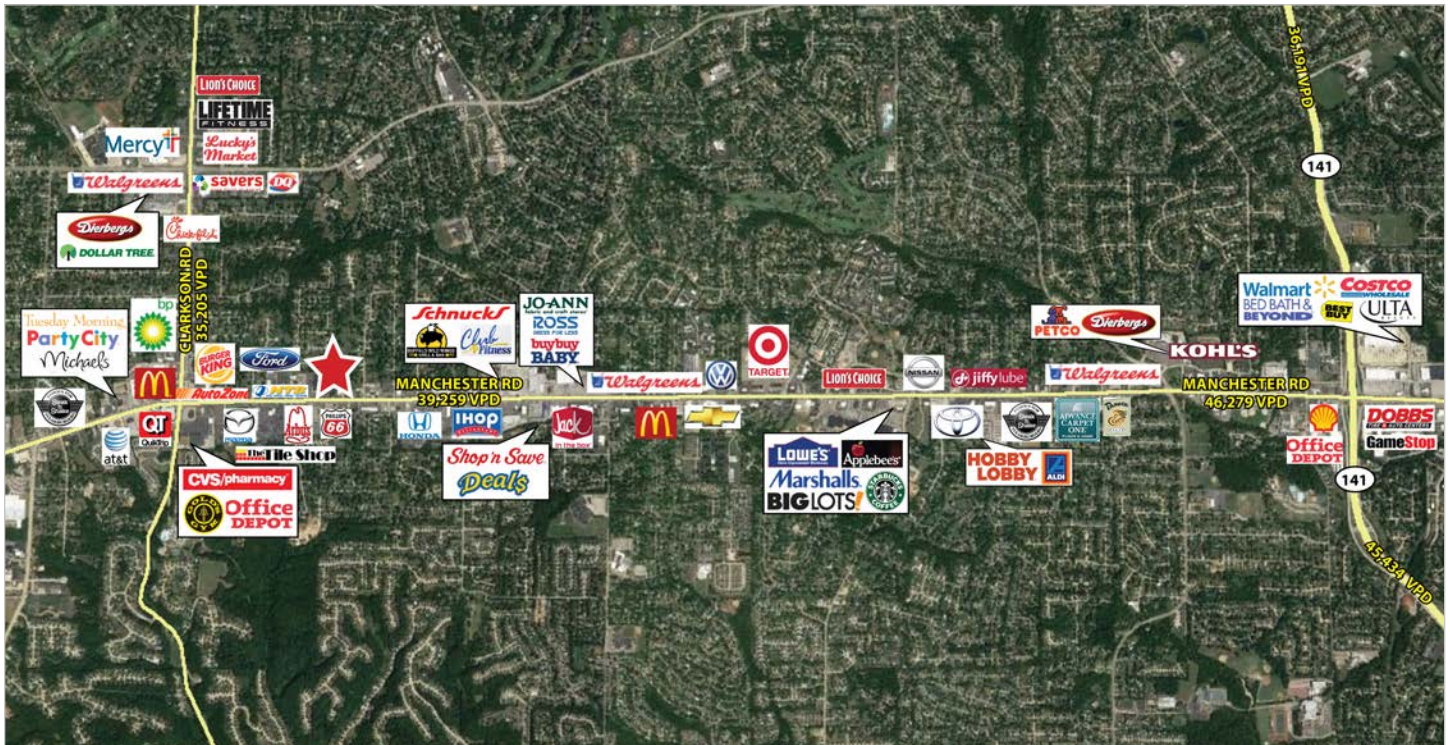
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AERIAL MAP



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,925	73,669	150,333
HOUSEHOLDS	3,806	27,389	57,311
MEDIAN HH INCOME	\$81,442	\$101,131	\$99,051
MEDIAN HOME VALUE	\$232,137	\$278,325	\$284,382

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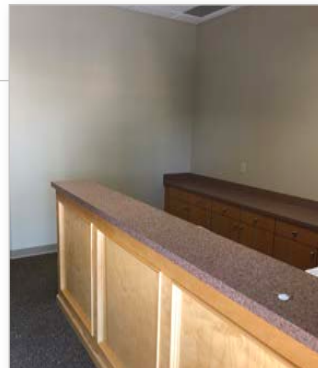
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FLOOR PLAN



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