

FOR SALE

# 6.71 ACRES FOR COMMERCIAL DEVELOPMENT

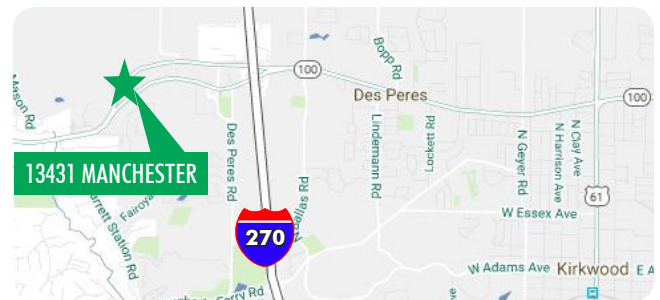
13431  
MANCHESTER RD.  
Des Peres, MO 63131

REDUCED SALE PRICE



## PROPERTY INFO

- + Approx. 6.71 acres
- + Conveniently located on Manchester Road with quick access to I-270
- + Zoned C-5- ideal for office, retail, service, restaurant, etc.
- + Highly visible with daily traffic Count: 40,600 VPD



**REDUCED SALE PRICE: \$900,000**  
**(\$3.08 PSF)**

Demographics	1-mile	3-mile	5-mile
Population	4,320	57,310	163,628
Median Household Income	\$173,023	\$129,778	\$124,837
Average House Value	\$477,206	\$407,261	\$375,115



## CONTACT INFO

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