

# 1,862 - 5,444 SF RETAIL / SERVICE SPACE AVAILABLE FOR LEASE

14321-14371 MANCHESTER ROAD | BALLWIN, MISSOURI 63011



**1,862-5,444 SF RETAIL / SERVICE AVAILABLE**

- 14341-14345 Manchester Road - owner may consider demising
- Located just west of Hwy 141
- Newly renovated facade
- High visibility and great access to Manchester Road
- Join AT&T, Imo's Pizza, ATA Martial Arts, Cabinet Solutions, Sedara Bakery, Briscuso Dance Studio, Clarkson School of Irish Dance and The DentaLink
- Abundant parking
- Building and pylon signage available
- Traffic volume on Manchester Road: 46,231 VPD
- **LEASE RATE: \$13.50 PSF NNN**

For additional information, please contact:

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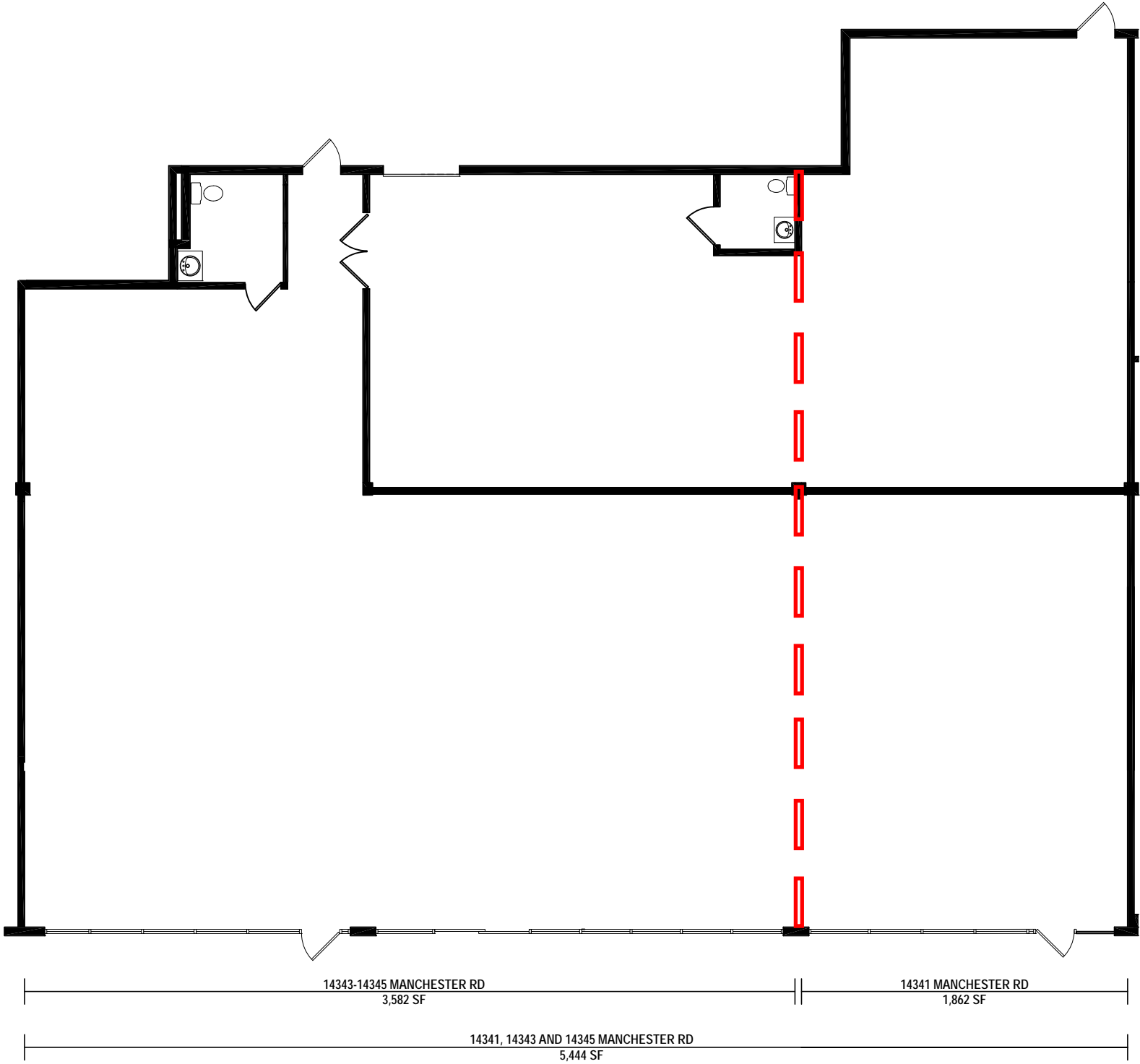
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The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information is subject to change without notice.

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 = REPRESENTS POTENTIAL DEMISING OF THE SPACE

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DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	9,346	81,878	162,272
DAYTIME EMPLOYMENT	5,368	25,195	114,584
HOUSEHOLDS	3,727	33,137	64,014
AVERAGE HOUSEHOLD INCOME	\$104,961	\$137,634	\$155,661

