

1,675 SF / 0.46 ACRES ON MANCHESTER ROAD

+ BASEMENT

FOR SALE OR LEASE

14533 MANCHESTER ROAD | MANCHESTER, MISSOURI 63011

**PRICE
REDUCTION!**

SIGNAGE

SALE PRICE

WAS: \$400,000.00

NOW: \$325,000.00

LEASE RATE

WAS: \$4,000.00 PER MO.

NOW: \$3,000.00 PER MO.

- ▶ **1,675 SF + 875 SF Basement**
- ▶ Redevelopment opportunity on 0.46 acres
- ▶ City of Manchester - zoned C1
- ▶ Excellent and convenient access to Manchester Road, Baxter Road and Hwy 141
- ▶ Just west of Walgreens and Dierbergs center
- ▶ Dense residential neighborhood in immediate area
- ▶ Existing pole sign

For additional information, please contact:

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2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	2017 ANNUAL AVERAGE DAILY TRAFFIC
POPULATION:	8,816	84,910	157,998	MANCHESTER ROAD: 47,019 VPD
DAYTIME EMPLOYMENT:	5,308	25,007	116,707	
NO. OF HOUSEHOLDS:	3,463	33,530	61,556	
AVG. HOUSEHOLD INCOME:	\$97,703	\$113,534	\$123,581	

