

Boardwalk Shopping Center

14321-14371 Manchester Road

Manchester, MO 63011

1,700 - 2,545 SF RETAIL / OFFICE SPACE AVAILABLE FOR LEASE



HUTKIN DEVELOPMENT COMPANY

10829 Olive Boulevard
Suite 200
St. Louis, MO 63141

Telephone 314.872.9140
FAX 314.872.9001

Visit our website:
www.hutkin.com

CONTACT

Tony Giarratano
tony@hutkin.com
Cell 314.276.2352

Bo Keefer
bkeefer@hutkin.com
Cell 314.973.1242

- 14339 Manchester Road
- 1,700 square feet available
- **LEASE RATE: \$13.50 PSF NNN**

- 14361-63 Manchester Road
- 2,545 square feet available
- Retail showroom with storage space
- **LEASE RATE: \$12.00 PSF NNN**

- High visibility and great access from Manchester Road
- Join businesses such as AT&T, Imo's Pizza, Mid-East Market, ATA Martial Arts and Cabinet Solutions
- Located just west of Hwy 141
- 4.7:1,000 parking ratio
- Building and pylon signage available

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	9,495	81,961	58,740
Daytime Employment:	5,704	27,122	125,897
No. of Households:	3,711	32,656	61,978
Average HH Income:	\$91,901	\$112,468	\$122,924

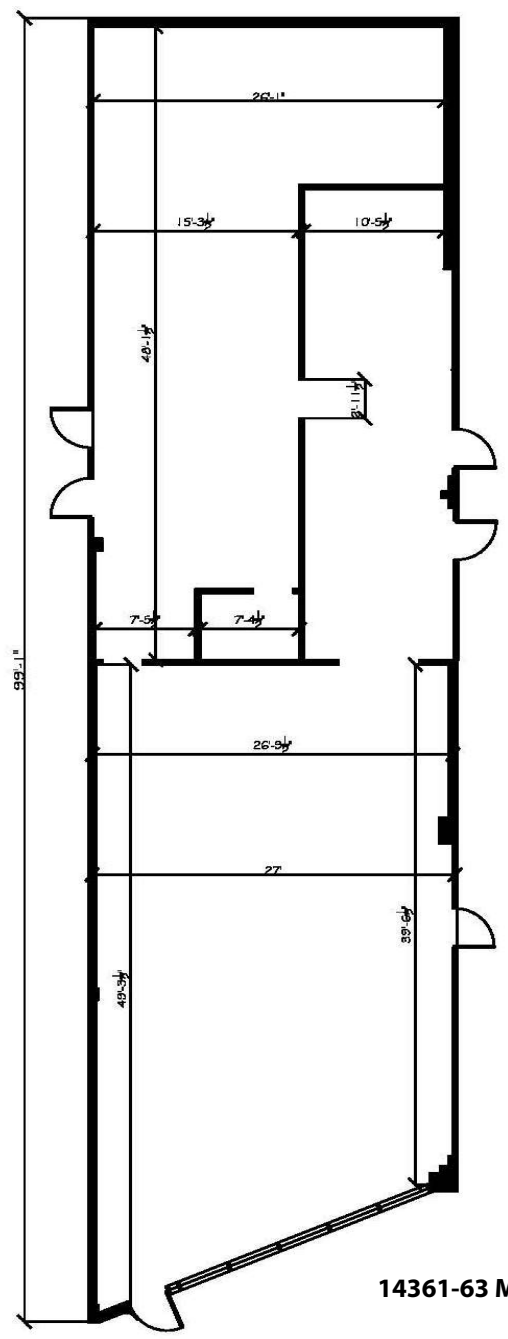
ANNUAL AVERAGE DAILY TRAFFIC	2017
Manchester Road:	47,019 vehicles

Boardwalk Shopping Center

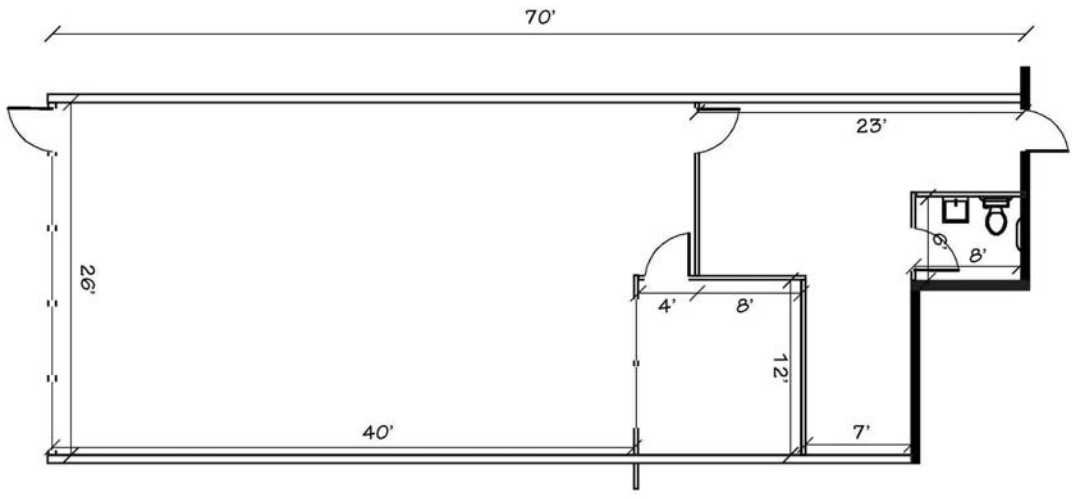
14321-14371 Manchester Road

Manchester, MO 63011

1,700 - 2,545 SF RETAIL / OFFICE SPACE AVAILABLE FOR LEASE



14361-63 MANCHESTER ROAD

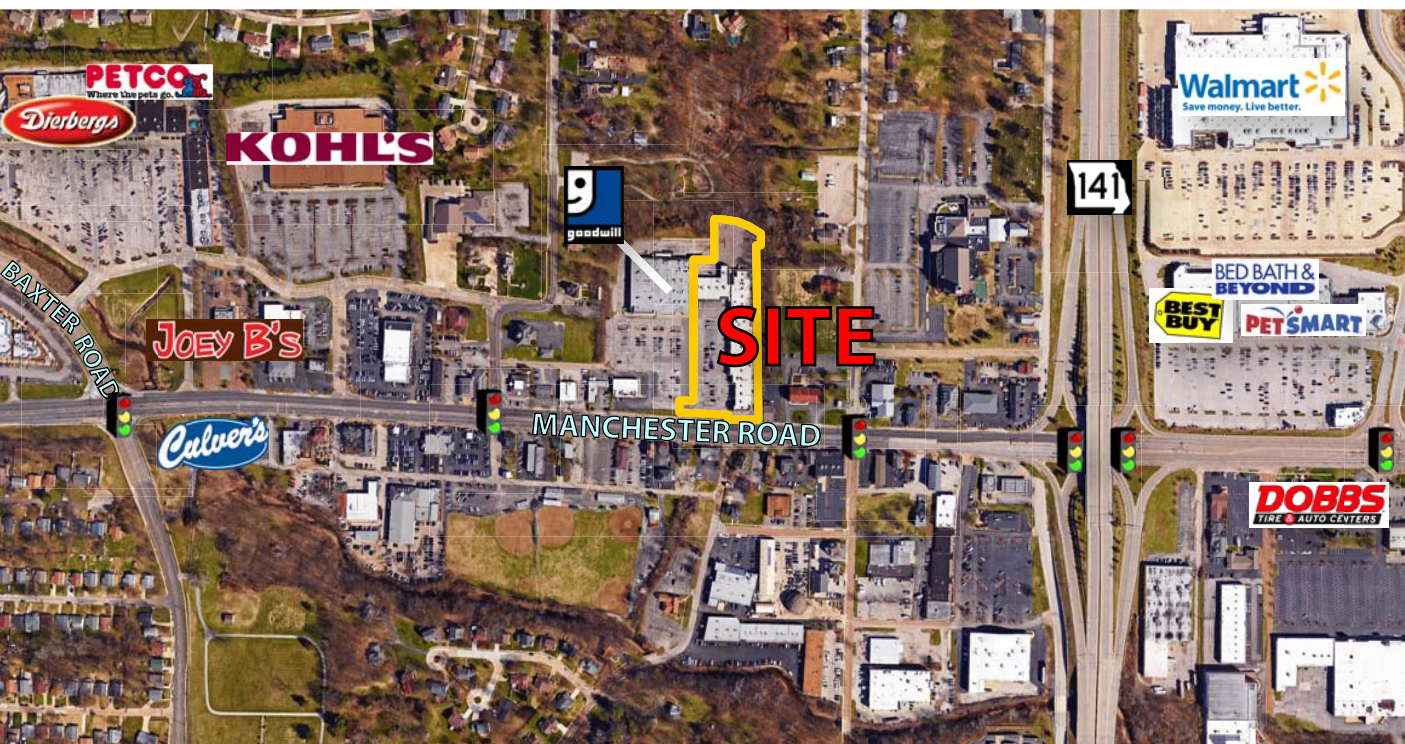


14339 MANCHESTER ROAD

Boardwalk Shopping Center

14321-14371 Manchester Road
 Manchester, MO 63011

1,700 - 2,545 SF RETAIL / OFFICE SPACE AVAILABLE FOR LEASE



NO.	ADDRESS	STATUS	SF	NO.	ADDRESS	STATUS	SF
1	14369-71 Manchester	Occupied	3,906	9	14337 Manchester	Occupied	1,120
2	14367 Manchester	Occupied	1,750	10	14335 Manchester	Occupied	2,520
3	14365 Manchester	Occupied	1,750	11	14333 Manchester	Occupied	1,770
4	14361-63 Manchester	AVAILABLE	2,545	12	14331 Manchester	Occupied	1,675
5	14351 Manchester	Occupied	3,365	13	14329 Manchester	Occupied	1,285
6	14349 Manchester	Occupied	1,414	14	14325 Manchester	Occupied	2,773
7	14347-41 Manchester	Occupied	7,131	15	14321 Manchester	Occupied	2,002
8	14339 Manchester	AVAILABLE	1,700				