

Boardwalk Shopping Center

14321-14371 Manchester Road

Manchester, MO 63011

1,700 & 2,545 SF RETAIL / OFFICE SPACES AVAILABLE FOR LEASE



- **1,700 SF Available**
- 14339 Manchester Road
- **LEASE RATE: \$13.50 PSF NNN**

- **2,545 SF Available**
- 14361-63 Manchester Road
- 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, 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	
Manchester Road:	47,228 vehicles

HUTKIN DEVELOPMENT COMPANY

10829 Olive Boulevard
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St. Louis, MO 63141

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Visit our website:
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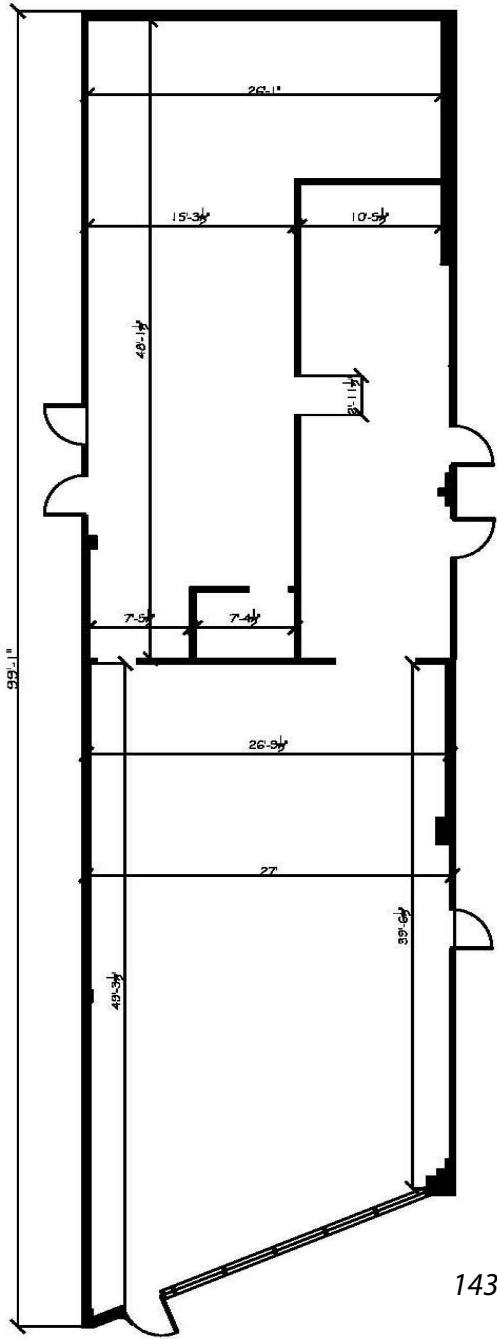
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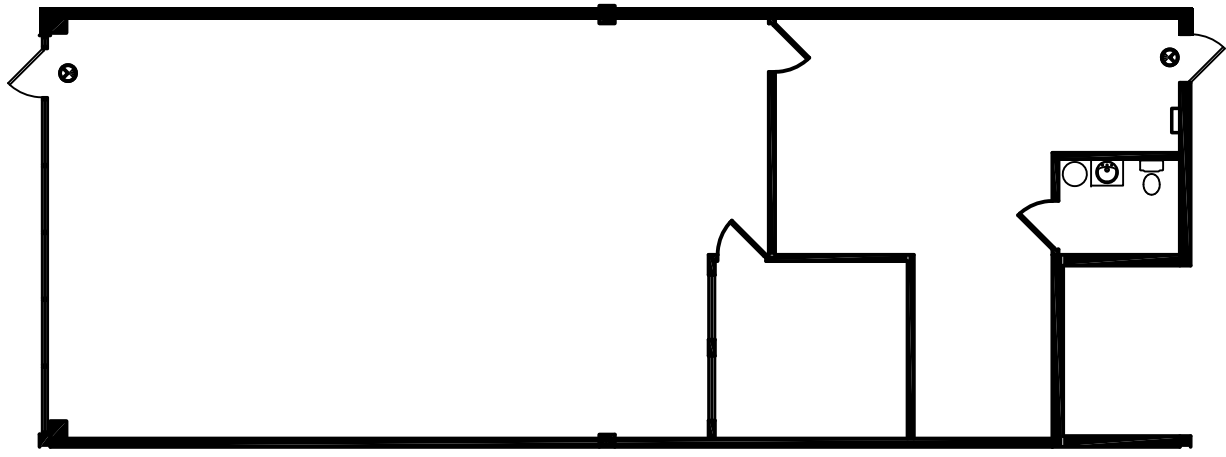
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14361-63 MANCHESTER ROAD
2,545 SF



14339 MANCHESTER ROAD
1,700 SF

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NO.	ADDRESS	STATUS	SF	NO.	ADDRESS	STATUS	SF
1	14369-71 Manchester	Occupied	3,906	10	14341 Manchester	Occupied	1,862
2	14367 Manchester	Occupied	1,750	11	14339 Manchester	AVAILABLE	1,700
3	14365 Manchester	Occupied	1,750	12	14337 Manchester	Occupied	1,120
4	14361-63 Manchester	AVAILABLE	2,545	13	14335 Manchester	Occupied	2,520
5	14351 Manchester	Occupied	3,365	14	14333 Manchester	Occupied	1,770
6	14349 Manchester	Occupied	1,414	15	14331 Manchester	Occupied	1,675
7	14347 Manchester	Occupied	1,767	16	14329 Manchester	Occupied	1,285
8	14345 Manchester	Occupied	1,527	17	14325 Manchester	Occupied	2,773
9	14343 Manchester	Occupied	2,055	18	14321 Manchester	Occupied	2,002