

# 1,200 SF - 2,840 SF RETAIL / SERVICE AVAILABLE FOR LEASE IN WEST COUNTY

14560 MANCHESTER ROAD | BALLWIN, MISSOURI 63011



## 1,200 SF & 2,840 SF Retail Spaces & 2,400 SF LL Space Available

- 14560 Manchester Road #4-5, #15, and #35
- Unobstructed visibility on Manchester Road just west of Baxter Road
- Prominent, double-sided LED pylon signage available
- Join School of Rock and Tacos 4 Life (coming soon!)
- Ample and convenient parking (5:1,000)
- Traffic volume on Manchester Road: over 37,000 vehicles per day
- Serving the high barrier to entry communities of Town and Country, Manchester, Ballwin and Ellisville
- Within the immediate trade area of key retailers and traffic generators such as Costco, Walmart, PetSmart, Kohls, Walgreens, Dierbergs, Office Depot, Mercy Go-Health Urgent Care, Aldi, Target and Lowes

For additional information, please contact:

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**HUTKIN**  
DEVELOPMENT COMPANY

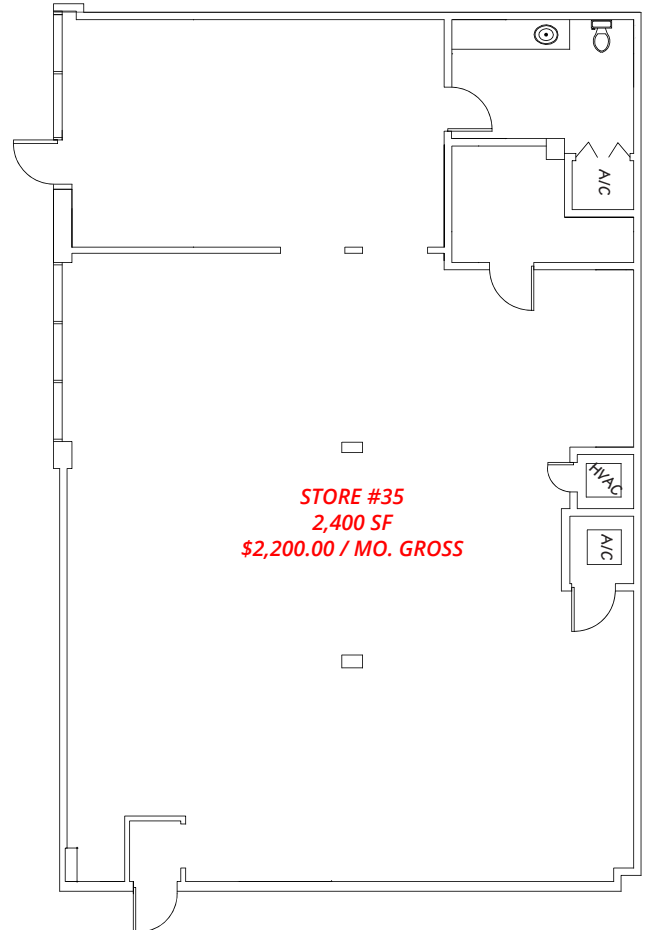
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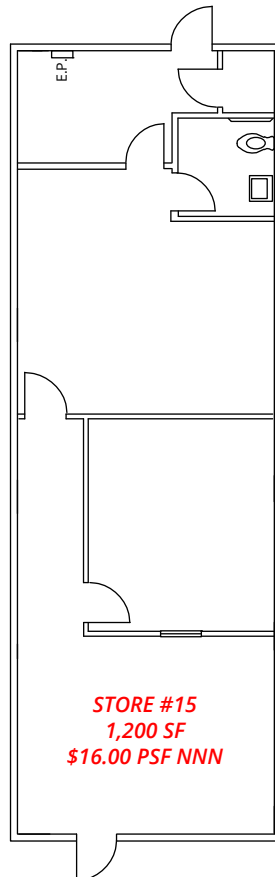
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**STORE #4 & #5**  
**2,840 SF**  
**\$12.00 PSF NNN**



**STORE #35**  
**2,400 SF**  
**\$2,200.00 / MO. GROSS**



**STORE #15**  
**1,200 SF**  
**\$16.00 PSF NNN**

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	9,890	87,743	162,514
Daytime Population	3,396	21,317	91,513
Number of Households	4,028	35,394	64,248
Average Household Income	\$126,924	\$161,206	\$188,638

