

LAND FOR SALE

8212 Manchester Rd. Brentwood, MO



- 0.52 Acres available for Sale or Ground Lease
- Excellent visibility to Manchester Rd
- Centrally located along Manchester Rd between the highly sought after Brentwood and Maplewood trade areas
- Manchester Rd provides a daily traffic count of over 19,000 cars per day
- Located in close proximity to many office and retail users including Sam's Club, Walmart Supercenter, Lowes, Home Depot, Office Depot
- Asking \$180,000 to purchase



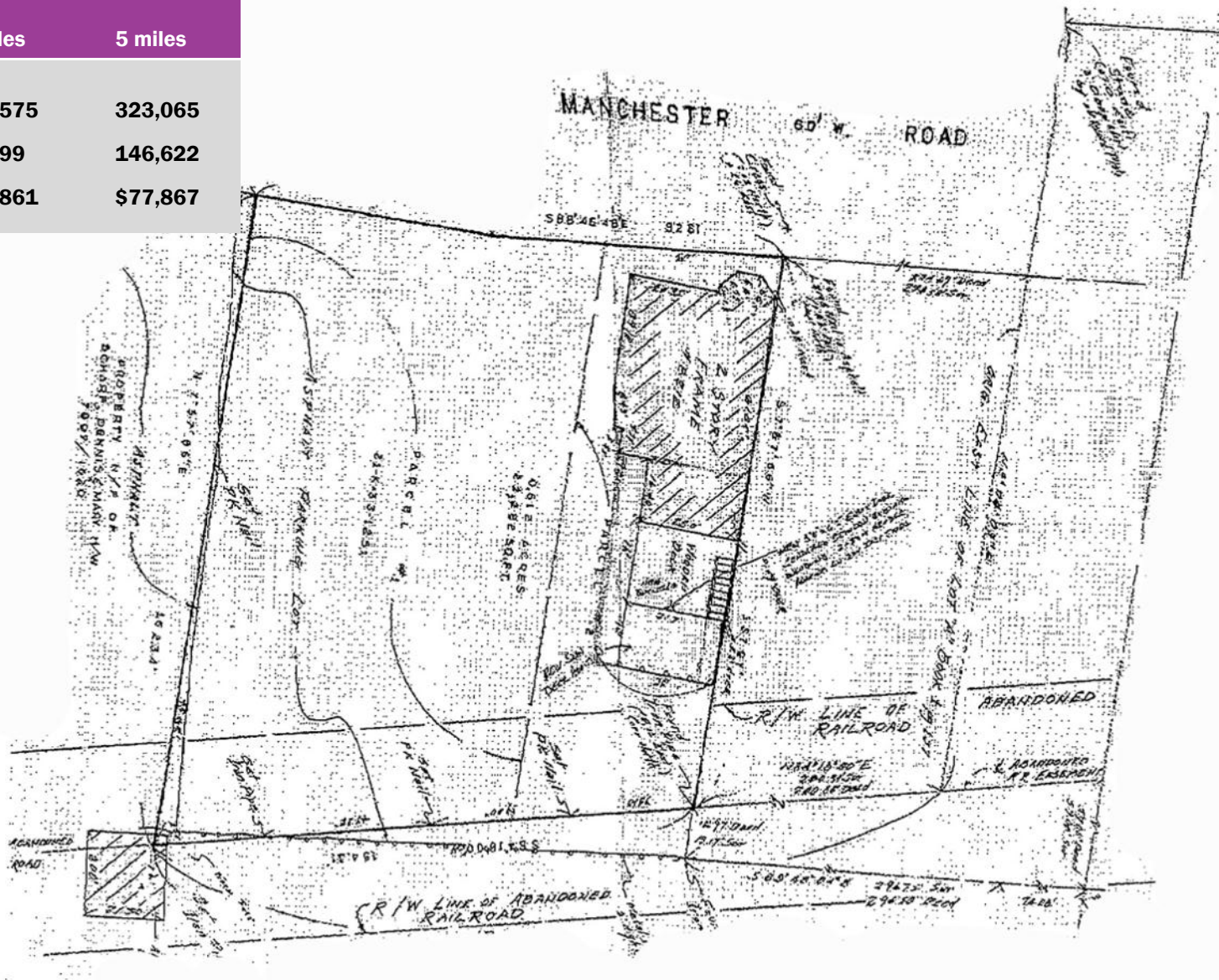
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DEMOGRAPHICS

2013 Estimates	1 mile	3 miles	5 miles
Population	11,661	114,575	323,065
Households	5,361	51,699	146,622
Avg HH Income	\$75,764	\$88,861	\$77,867



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