

**FOR LEASE BALLWIN PLAZA**  
**15425 Manchester Road | Ballwin, MO**

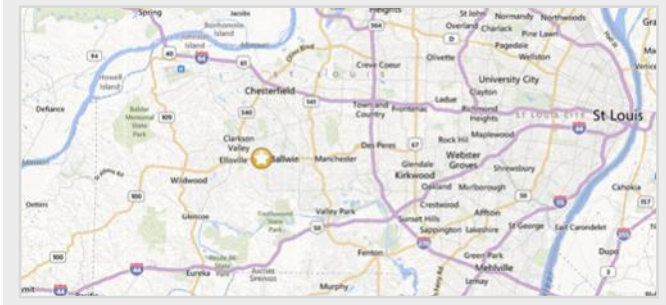


**PROPERTY INFORMATION**

- Located on Manchester Rd - the main arterial road in West County
- Over 154,000 in population within 5 miles of the center
- Anchored by Schnuck's Supermarket and Michaels Arts & Crafts
- Area retailers include OfficeMax, Joann Fabrics, Pier 1 Imports, buybuy Baby, Ross, Target and Shop n' Save
- Fantastic rental rates
- Signalized Access on busy Manchester Road
- Unsurpassed visibility

**DEMOGRAPHICS | 2013**

	1 mile	3 miles	5 miles	10 miles
Population	6,471	50,872	116,704	238,612
Households	2,786	20,474	49,467	101,059
Avg HH Inc	\$34,773	\$41,049	\$45,278	\$55,368



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## BALLWIN PLAZA TENANT LIST

AOA	Dobb's Tires	6,550 SF
AOH	Schnuck's Supermarket	61,737 SF
BOA	Sparadise Nails	2,600 SF
BOC	Once Upon A Child	7,830 SF
BOE	AVAILABLE	3,608 SF
BOF	Gracie Barra Brazilian Jiu Jitsu	4,827 SF
BOG	Once Upon a Child Office	1,600 SF
BOJ	AVAILABLE	560 SF
BOK	AVAILABLE	1,400 SF
BOL	West County License Office	2,100 SF
BOM	American Family Insurance	1,200 SF
BOR	AVAILABLE	6,063 SF
BOS	AVAILABLE	3,436 SF
COA	Michaels	17,537 SF
COG	Red Rack Thrift Store	24,707 SF
COK	Club Fitness	14,989 SF
COR	Appliance Discounters	8,386 SF
DOA	AVAILABLE	11,213 SF
DOF	Physical Therapy, Spine & Sports Medicine	3,622 SF
DOH	AVAILABLE	1,200 SF
DOJ	AVAILABLE	1,200 SF
DOK	Pizza Hut	1,800 SF
DOM	China First	1,080 SF
DON	AVAILABLE	2,420 SF
DOP	Edward D Jones	1,150 SF
DOR	AVAILABLE	2,766 SF
DOV	Buffalo Wild Wings	5,535 SF

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