

FOR LEASE FORMER RADIO SHACK

13831 MANCHESTER ROAD • MANCHESTER, MO



PROPERTY OVERVIEW

- Two tenant building with visibility to Manchester Road (46,443 cars/day)
- 2,360 SF endcap space (42' frontage) next to Crazy Bowls and Wraps
- Pole signage available in addition to façade sign
- Property sits in the middle of a major retail corridor with West County Mall, Sam's Club, Fresh Thyme Farmers Market, Gold's Gym, Planet Fitness, Sports Authority and Home Depot, among others
- \$22 PSF NNN (\$3.40 PSF)

DEMOGRAPHICS

2014 Estimates	1 mile	3 miles	5 miles	7 miles
Population	5,703	62,734	163,656	300,525
Households	2,298	25,431	66,255	122,775
Avg HH Income	\$131,699	\$118,948	\$123,067	\$120,709

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