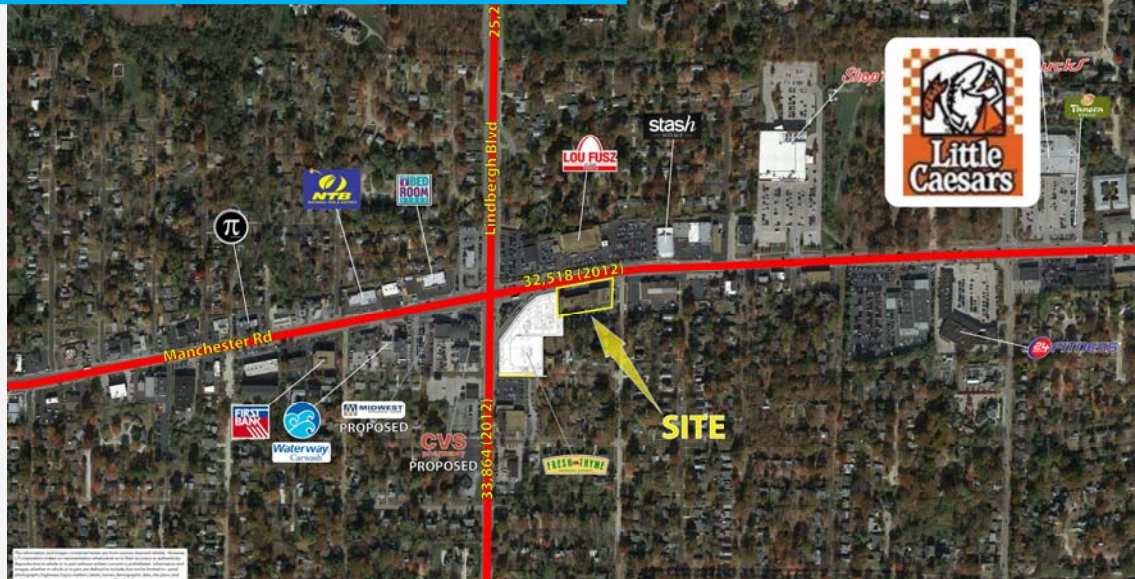


NEW RETAIL CENTER FOR LEASE

10700 - 10712 Manchester Rd | Kirkwood, MO



PROPERTY OVERVIEW

- 12,325 SF retail and 9,350 SF office on 2nd floor
- Rare redevelopment opportunity at the SE corner of Manchester Road and Lindbergh Boulevard/Kirkwood Road
- Over 65,000 cars/day at this intersection
- Site is adjacent to under construction 28,000 SF +/- Fresh Thyme Farmers Market
- Ingress/Egress to both Manchester Road and Taylor Avenue. Cross access through Fresh Thyme Farmers Market property
- New CVS and Midwest Regional Bank being built at the SW corner of Manchester Road and Lindbergh Boulevard/Kirkwood Road
- Call brokers for pricing and details

DEMOGRAPHICS | 2015

	1 mile	3 miles	5 miles
Population	10,814	69,057	181,089
Households	4,303	28,956	80,337
Avg HH Income	\$126,670	\$125,111	\$115,148
Daytime Pop	4,226	53,339	182,617



WHERE COMMUNITY AND SPIRIT MEET®

For Information Contact:

KEVIN SHAPIRO
314.282.9831 (direct)
314.469.7400 (office)
314.283.4691 (cell)
Kevin@L3Corp.net

SCOTT BITNEY
314.282.9826 (direct)
4.469.7400 (office)
314.276.4673 (cell)
Scott@L3Corp.net



L³ Corporation • 211 North Lindbergh Boulevard, Suite 150 • St. Louis, MO 63141 (t) 314.469.7400 (f) 314.576.9768 • www.L3Corp.net

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

NEW RETAIL CENTER FOR LEASE

10700 -10712 Manchester Rd | Kirkwood, MO



WHERE COMMUNITY AND SPIRIT MEET®

For Information Contact:

KEVIN SHAPIRO
314.282.9831 (direct)
314.469.7400 (office)
314.283.4691 (cell)
Kevin@L3Corp.net

SCOTT BITNEY
314.282.9826 (direct)
4.469.7400 (office)
314.276.4673 (cell)
Scott@L3Corp.net



L3 Corporation • 211 North Lindbergh Boulevard, Suite 150 • St. Louis, MO 63141 (t) 314.469.7400 (f) 314.576.9768 • www.L3Corp.net

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

NEW RETAIL CENTER FOR LEASE

10700 -10712 Manchester Rd | Kirkwood, MO



WHERE COMMUNITY AND SPIRIT MEET®

For Information Contact:

KEVIN SHAPIRO
314.282.9831 (direct)
314.469.7400 (office)
314.283.4691 (cell)
Kevin@L3Corp.net

SCOTT BITNEY
314.282.9826 (direct)
4.469.7400 (office)
314.276.4673 (cell)
Scott@L3Corp.net

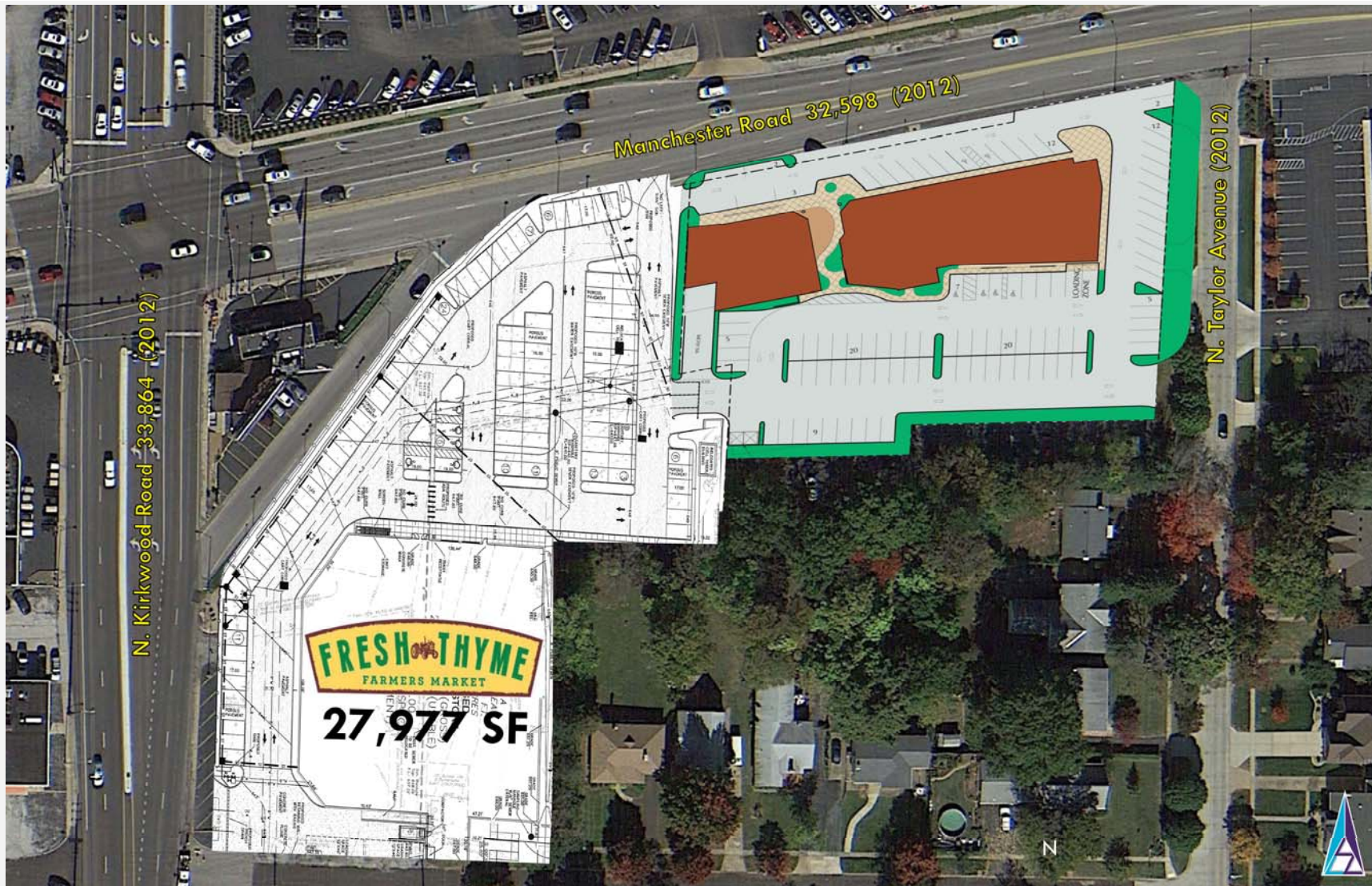


L3 Corporation • 211 North Lindbergh Boulevard, Suite 150 • St. Louis, MO 63141 (t) 314.469.7400 (f) 314.576.9768 • www.L3Corp.net

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

NEW RETAIL CENTER FOR LEASE

10700 -10712 Manchester Rd | Kirkwood, MO



WHERE COMMUNITY AND SPIRIT MEET®

For Information Contact:

KEVIN SHAPIRO
314.282.9831 (direct)
314.469.7400 (office)
314.283.4691 (cell)
Kevin@L3Corp.net

SCOTT BITNEY
314.282.9826 (direct)
4.469.7400 (office)
314.276.4673 (cell)
Scott@L3Corp.net

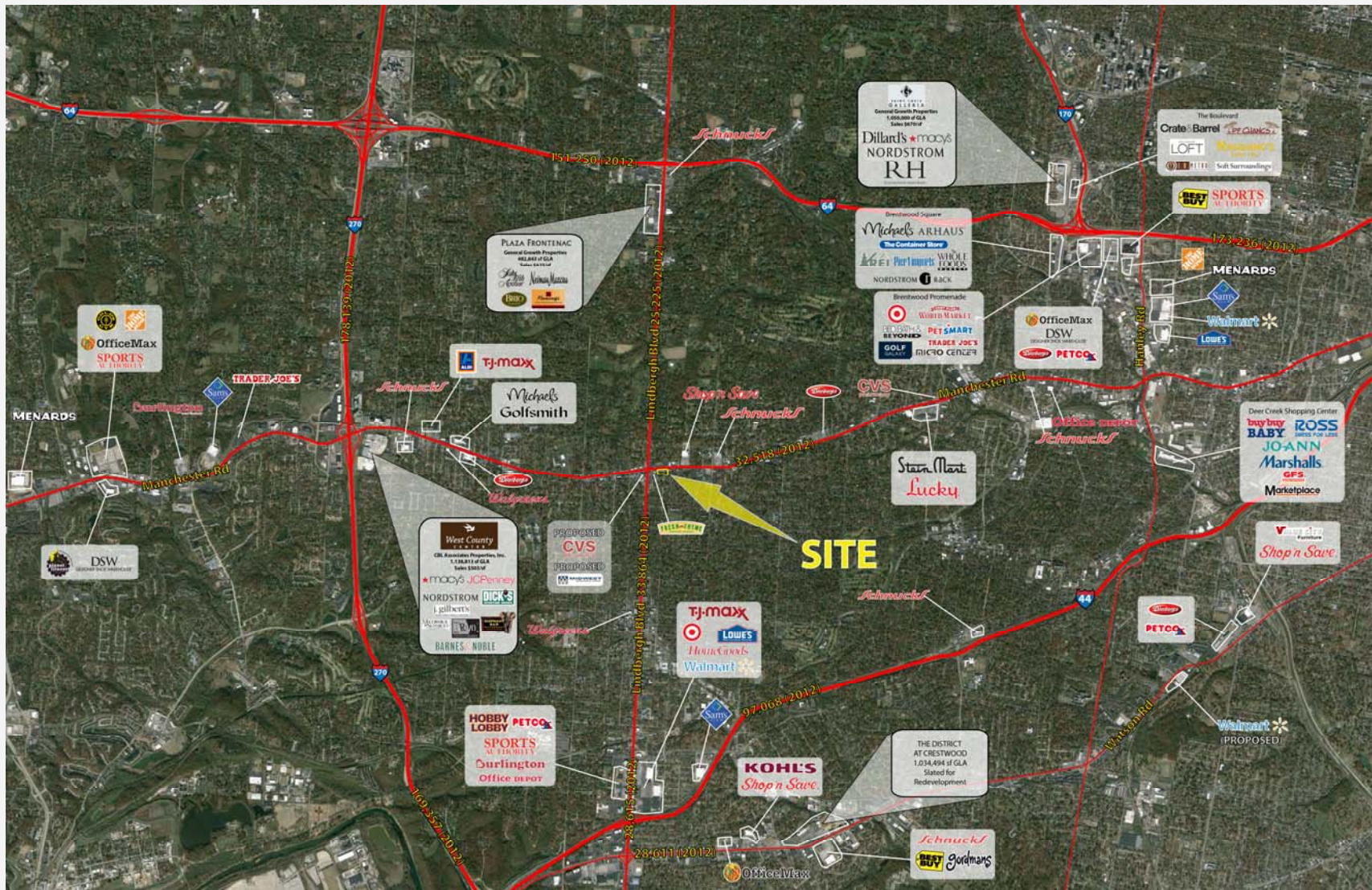


L3 Corporation • 211 North Lindbergh Boulevard, Suite 150 • St. Louis, MO 63141 (t) 314.469.7400 (f) 314.576.9768 • www.L3Corp.net

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

NEW RETAIL CENTER FOR LEASE

10700 -10712 Manchester Rd | Kirkwood, MO



WHERE COMMUNITY AND SPIRIT MEET®

For Information Contact:

KEVIN SHAPIRO
314.282.9831 (direct)
314.469.7400 (office)
314.283.4691 (cell)
Kevin@L3Corp.net

SCOTT BITNEY
314.282.9826 (direct)
4.469.7400 (office)
314.276.4673 (cell)
Scott@L3Corp.net



L3 Corporation • 211 North Lindbergh Boulevard, Suite 150 • St. Louis, MO 63141 (t) 314.469.7400 (f) 314.576.9768 • www.L3Corp.net

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.