



## BRENTWOOD PLAZA

8800 MANCHESTER RD BRENTWOOD, MO 63141

2.146 SF CURRENTLY AVAILABLE WITH A  
COMBINED 3.052 SF AVAILABLE IN DECEMBER



# BRENTWOOD PLAZA

## DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

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L<sup>3</sup> CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

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GO TO:

SITE PLAN

MARKET AERIAL

## VISIT METRICS

AUG 1st, 2022 - JUL 31st, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



683.4 K

VISITORS



134.7 K

VISIT FREQUENCY



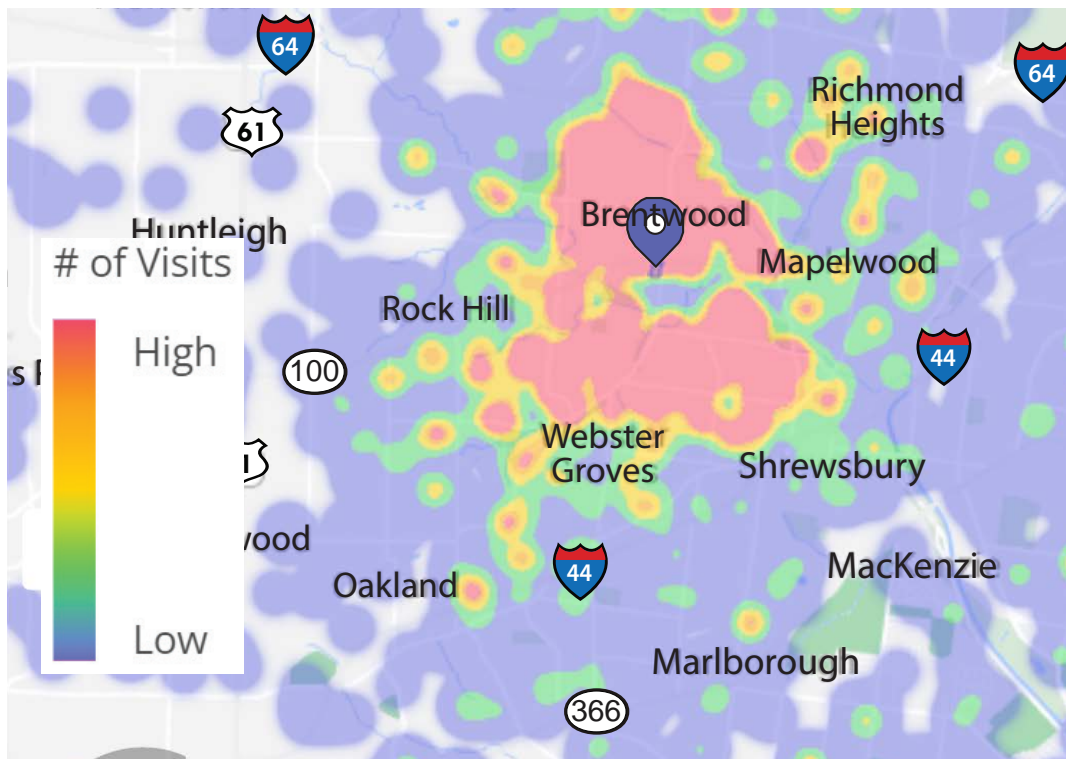
5.07

AVG. DWELL TIME



34 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		11,736	104,222	297,110
HOUSEHOLDS		5,133	46,744	133,722
AVG HH INCOME		\$112,466	\$129,251	\$115,010



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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.



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## SITE PLAN

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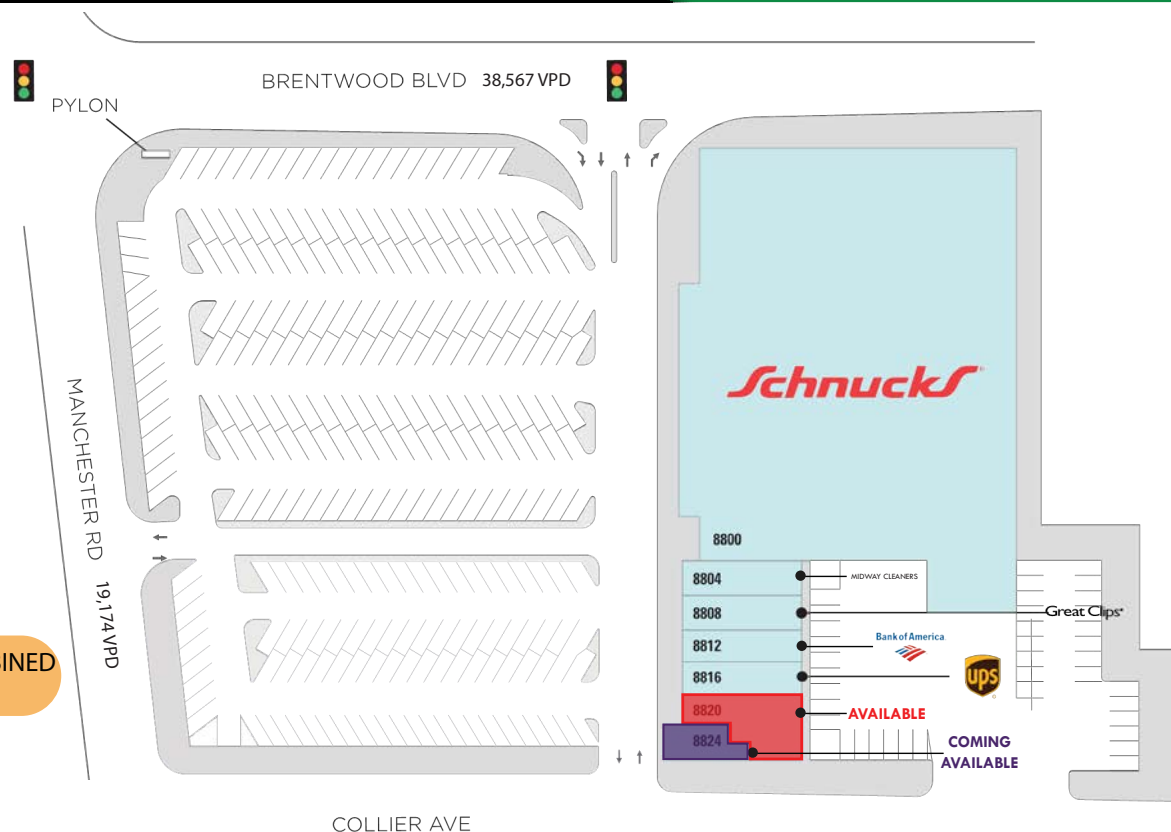
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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
8800	SCHNUCKS	51,800
8804	MIDWAY CLEANERS	1,400
8808	GREAT CLIPS	1,400
8812	BANK OF AMERICA-ATM	1,400
8816	THE UPS STORE	1,400
8820	AVAILABLE	2,146
8824	COMING AVAILABLE	906

CAN BE COMBINED  
3,052 SF



- COMBINED 3,052 SF AVAILABLE IN DECEMBER
- AFFLUENT CUSTOMER BASE WITH INCOMES OF \$129,000+ IN 3 MILE TRADE AREA
- LOCATED AT BUSY INTERSECTION OF BRENTWOOD BLVD AND MANCHESTER RD
- COMBINED 57,000+ VPD AT THE INTERSECTION
- PYLON SIGNAGE AVAILABLE





# MARKET AERIAL

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