



BRENTWOOD PLAZA

8800 MANCHESTER RD BRENTWOOD, MO 63141

FROM 900 SF UP TO 3,052 SF AVAILABLE
AT SCHNUCKS ANCHORED GROCERY CENTER



BRENTWOOD PLAZA

DEMOGRAPHICS

PLEASE CONTACT:

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L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

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GO TO:

SITE PLAN

MARKET AERIAL

VISIT METRICS JAN 1st, 2023 - DEC 31st, 2023 • DATA PROVIDED BY PLACER

VISITS/YEAR



676.5 K

VISITORS



139 K

VISIT FREQUENCY



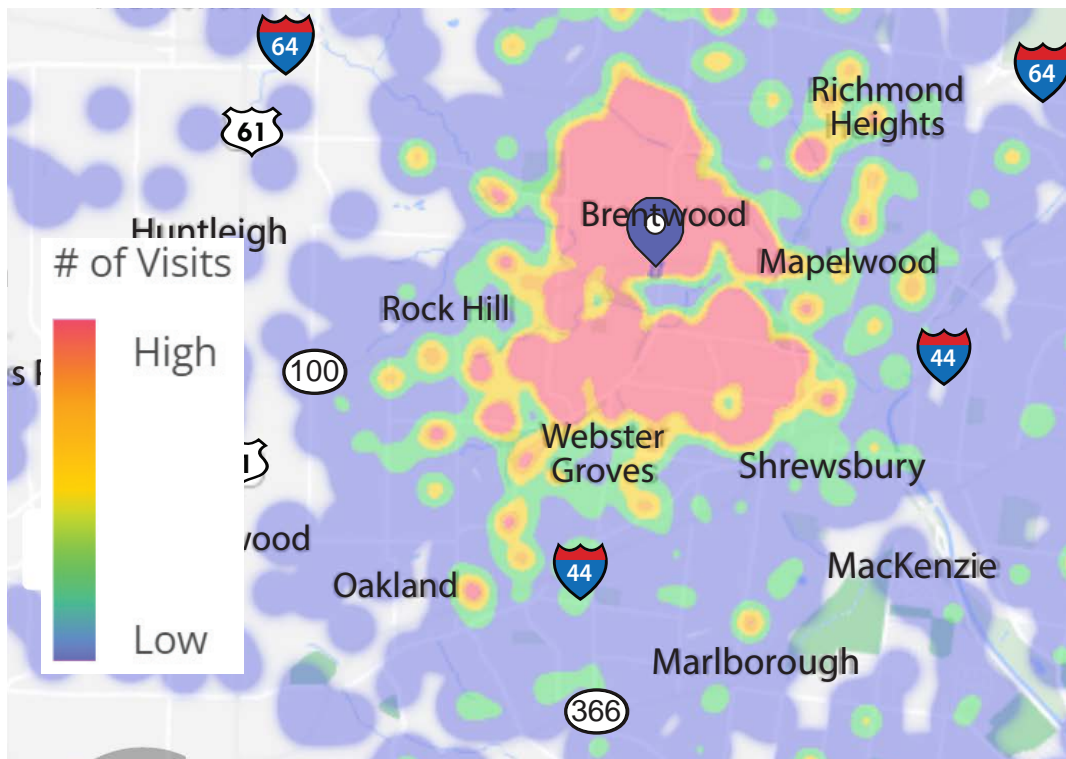
4.87

AVG. DWELL TIME



35 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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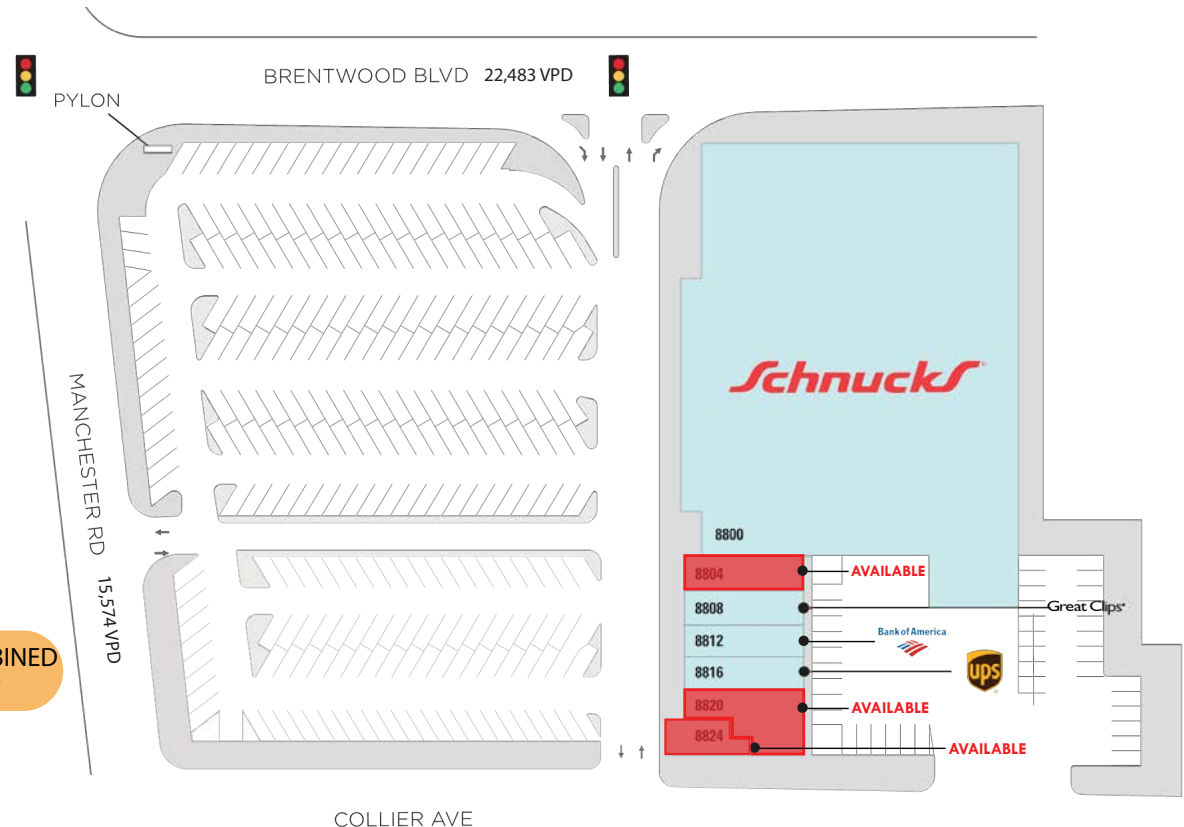
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| <u>SPACE</u> | <u>TENANT</u> | <u>SF</u> |
|--------------|---------------------|-----------|
| 8800 | SCHNUCKS | 51,800 |
| 8804 | AVAILABLE | 1,400 |
| 8808 | GREAT CLIPS | 1,400 |
| 8812 | BANK OF AMERICA-ATM | 1,400 |
| 8816 | THE UPS STORE | 1,400 |
| 8820 | AVAILABLE | 2,146 |
| 8824 | AVAILABLE | 906 |

CAN BE COMBINED
3,052 SF



- COMBINED 3,052 SF AVAILABLE AS WELL AS A 1,400 SF SUITE AVAILABLE
- AFFLUENT CUSTOMER BASE WITH INCOMES OF \$129,000+ IN 3 MILE TRADE AREA
- LOCATED AT BUSY INTERSECTION OF BRENTWOOD BLVD AND MANCHESTER RD
- COMBINED 38,000+ VPD AT THE INTERSECTION
- PYLON SIGNAGE AVAILABLE



MARKET AERIAL

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