



# WELCOME NEW TENANTS

**H&R  
BLOCK**



**Schnucks**

**Schnucks  
Pharmacy**

## BRENTWOOD PLAZA

8800 MANCHESTER RD BRENTWOOD, MO 63141

1,400 SF REMAINING AT  
SCHNUCKS ANCHORED GROCERY CENTER

# BRENTWOOD PLAZA

## DEMOGRAPHICS

PLEASE CONTACT:  
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LAYLA@L3CORP.NET

L<sup>3</sup> CORPORATION  
RICK SPECTOR  
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GO TO:

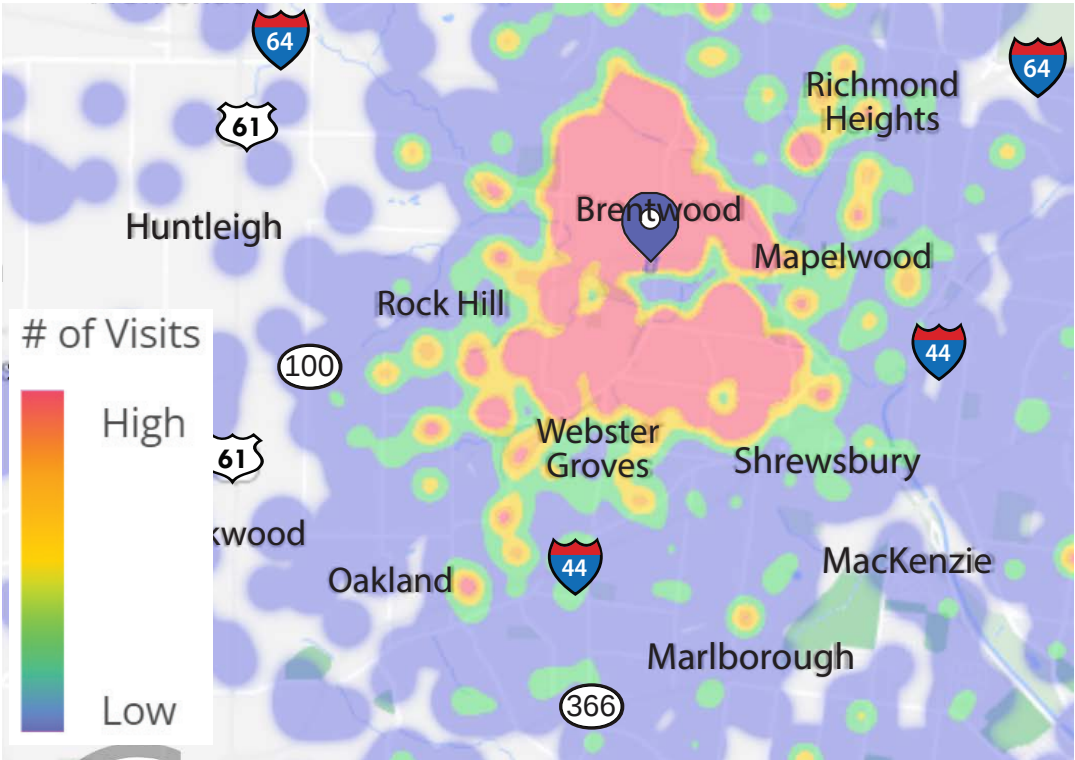
SITE PLAN

MARKET AERIAL

### VISIT METRICS JULY 1<sup>st</sup>, 2024 - JUNE 30<sup>th</sup>, 2025 • DATA PROVIDED BY PLACER.

| VISITS/YEAR                                                                       | VISITORS                                                                            | VISIT FREQUENCY                                                                     | AVG. DWELL TIME                                                                     |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |
| 935.8 K                                                                           | 148.1 K                                                                             | 6.32                                                                                | 22 MIN                                                                              |

### HEAT MAP • PER PLACER.AI



### POPULATION ANALYSIS

|               |                                                                                       | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|---------------|---------------------------------------------------------------------------------------|---------------|----------------|----------------|
| POPULATION    |    | 11,653        | 105,895        | 302,547        |
| HOUSEHOLDS    |   | 5,085         | 47,672         | 137,115        |
| AVG HH INCOME |  | \$110,830     | \$127,417      | \$113,121      |



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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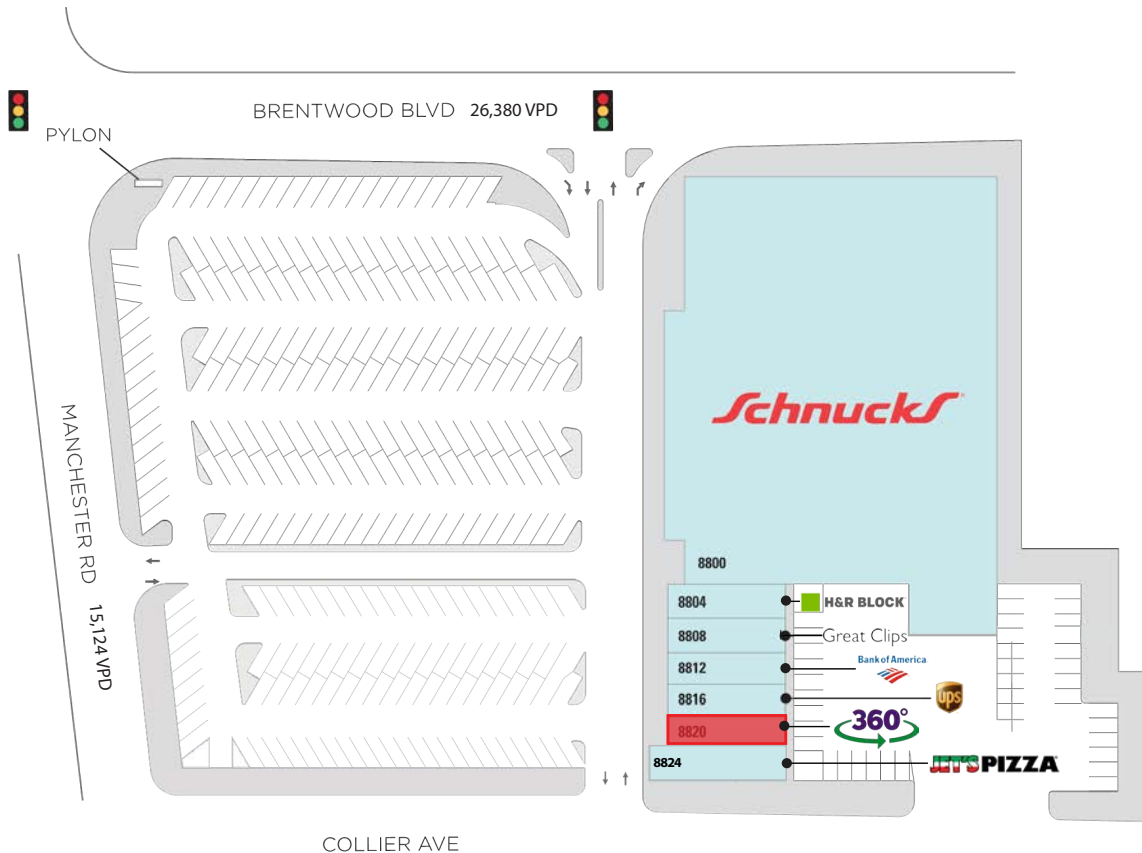
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| SPACE | TENANT                     | SF     |
|-------|----------------------------|--------|
| 8800  | SCHNUCKS                   | 51,800 |
| 8804  | H&R BLOCK (OPENING SOON)   | 1,400  |
| 8808  | GREAT CLIPS                | 1,400  |
| 8812  | BANK OF AMERICA - ATM      | 1,400  |
| 8816  | THE UPS STORE              | 1,400  |
| 8820  | AVAILABLE                  | 1,400  |
| 8824  | JET'S PIZZA (OPENING SOON) | 1,715  |

- 1,400 SF REMAINING FOR LEASE AFTER RESIZING OF SPACES
- AFFLUENT CUSTOMER BASE WITH INCOMES OF \$127,000+ IN 3 MILE TRADE AREA
- LOCATED AT BUSY INTERSECTION OF BRENTWOOD BLVD AND MANCHESTER RD
- COMBINED 41,000+ VPD AT THE INTERSECTION
- PYLON & STOREFRONT SIGNAGE AVAILABLE



