



ELLISVILLE EXCHANGE

ONLY TWO SPACES REMAINING AT THE CORNER OF
CLARKSON & MANCHESTER

ELLISVILLE EXCHANGE

MARKET OVERVIEW

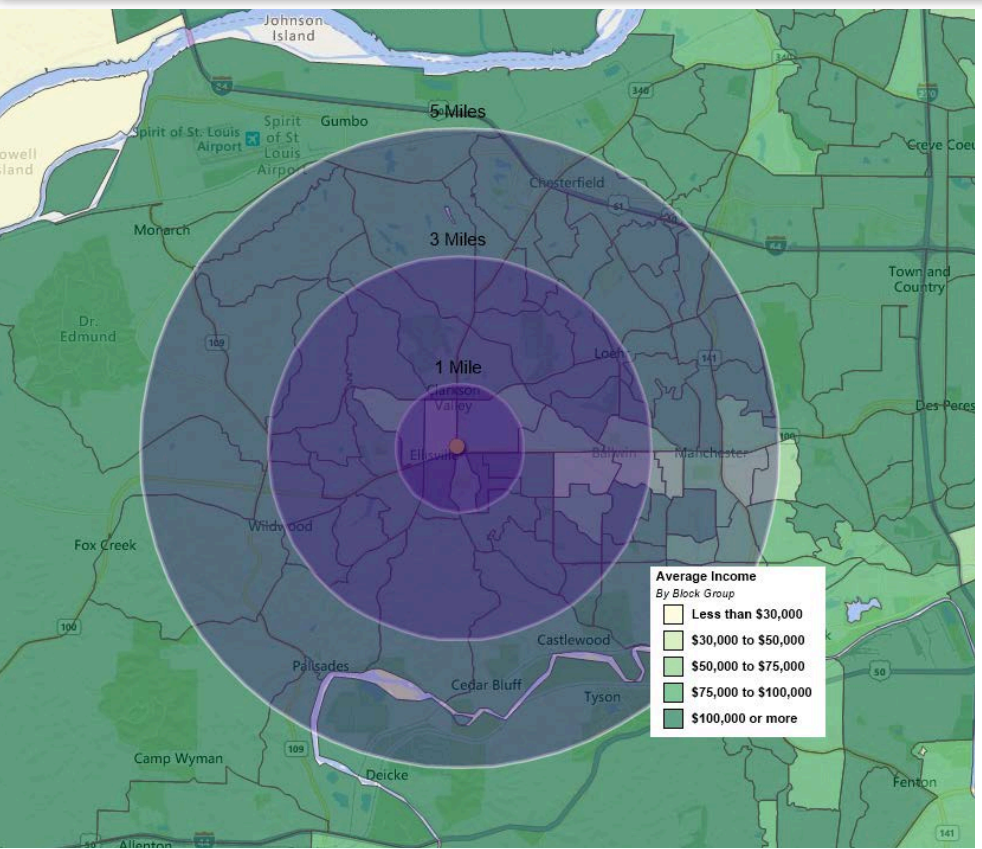
PLEASE CONTACT: L³ CORPORATION

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POPULATION	1 MI	3 MI	5 MI
	8,014	70,181	142,541
HOUSEHOLDS	1 MI	3 MI	5 MI
	3,198	25,952	54,243
AVG HH INCOME	1 MI	3 MI	5 MI
	\$114,904	\$134,964	\$136,969



WELCOME TO THE CITY OF
ELLISVILLE



Nestled in the western suburbs of St. Louis County, Ellisville is a wonderful community featuring great neighborhoods, highly acclaimed schools, and an outstanding parks and trails system. Ellisville is conveniently located only 19 miles away from downtown St. Louis. This trade area stretches along one of St. Louis' busiest and most well-known east/west thoroughfares, Manchester Road, from highway 141 on the east and to Wildwood on the west side of the St. Louis metropolitan market. The City of Ellisville combines a well-balanced mix of residential and commercial development.

Ellisville's business core is primarily service based, containing very little industry. Of the service-based businesses, a large component is retail. Ellisville has 5 automobile dealerships within the city limits. In addition, the retail sector is comprised of restaurants, service stations and several shopping centers with big box anchors. The bulk of the remaining businesses are professional offices of attorneys, dentists, real estate offices, brokers, bankers, manufacturers' representatives, and more.

Ellisville has been awarded the National Arbor Day Foundation's designation of "Tree City USA" for 40 consecutive years.



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



- GREAT VISIBILITY ON BOTH MANCHESTER RD AND CLARKSON RD
- OVER 83,000 CARS/DAY AT THE INTERSECTION
- OVER 130 PARKING SPACES (5.6/1,000 SF) AT THE CENTER
- FIRST CLASS CONSTRUCTION
- SPACE 104 IS PERFECT FOR AN OFFICE USER
- GROUND LEASE AVAILABLE FOR OUTLOT ON HALF ACRE
- OTHER RESTAURANTS ARE NOT PERMITTED AS PART OF THE SHOPPING CENTER

101-103	ST. LUKE'S IMAGING CENTER 4,325 SF	108	HOTWORX 2,200 SF
104	AVAILABLE 3,000 SF	109	PLANET HEALTH 1,041 SF
105-106	MULLIGAN'S GRILL 7,032 SF	109	FEDEX OFFICE 1,998 SF
107	LET'S GO NAILS 1,193 SF	OUTLOT	AVAILABLE 2,430 SF



