



ELLISVILLE EXCHANGE

MANCHESTER RD & CLARKSON RD ELLISVILLE, MO 63011

ONLY ONE SPACE REMAINING AT THE CORNER OF
CLARKSON ROAD & MANCHESTER ROAD

ELLISVILLE EXCHANGE

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

ALANA MOYLAN

RICK SPECTOR

314.282.9830 (DIRECT)

314.282.9827 (DIRECT)

314.495.5013 (MOBILE)

314.708.2009 (MOBILE)

ALANA@L3CORP.NET

RICK@L3CORP.NET

GO TO:

[SITE PLAN](#)

[MARKET AERIAL](#)

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

VISITS/YEAR



467.5 K

VISITORS



121.9K

VISIT FREQUENCY



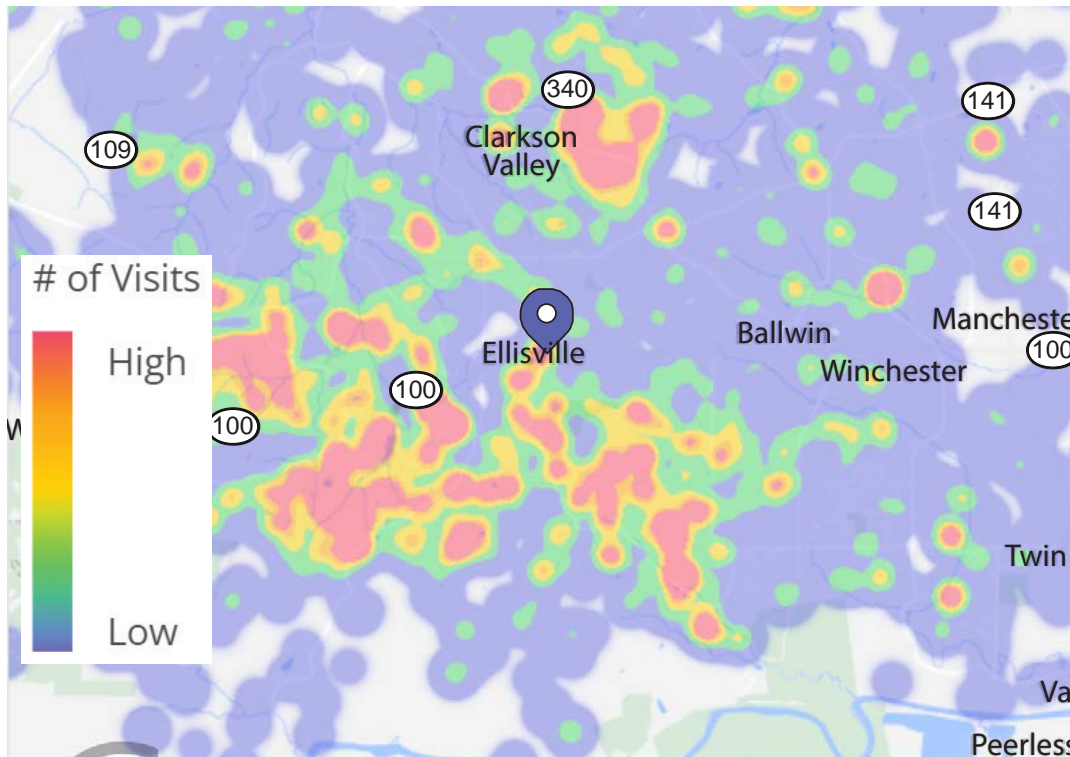
3.83

AVG. DWELL TIME



83 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

	1 MILE	3 MILES	5 MILES
POPULATION	8,109	69,850	142,792
HOUSEHOLDS	3,245	25,810	54,343
AVG HH INCOME	\$126,556	\$143,695	\$145,801



VIEW & DOWNLOAD:
[PLACER.AI REPORT](#)

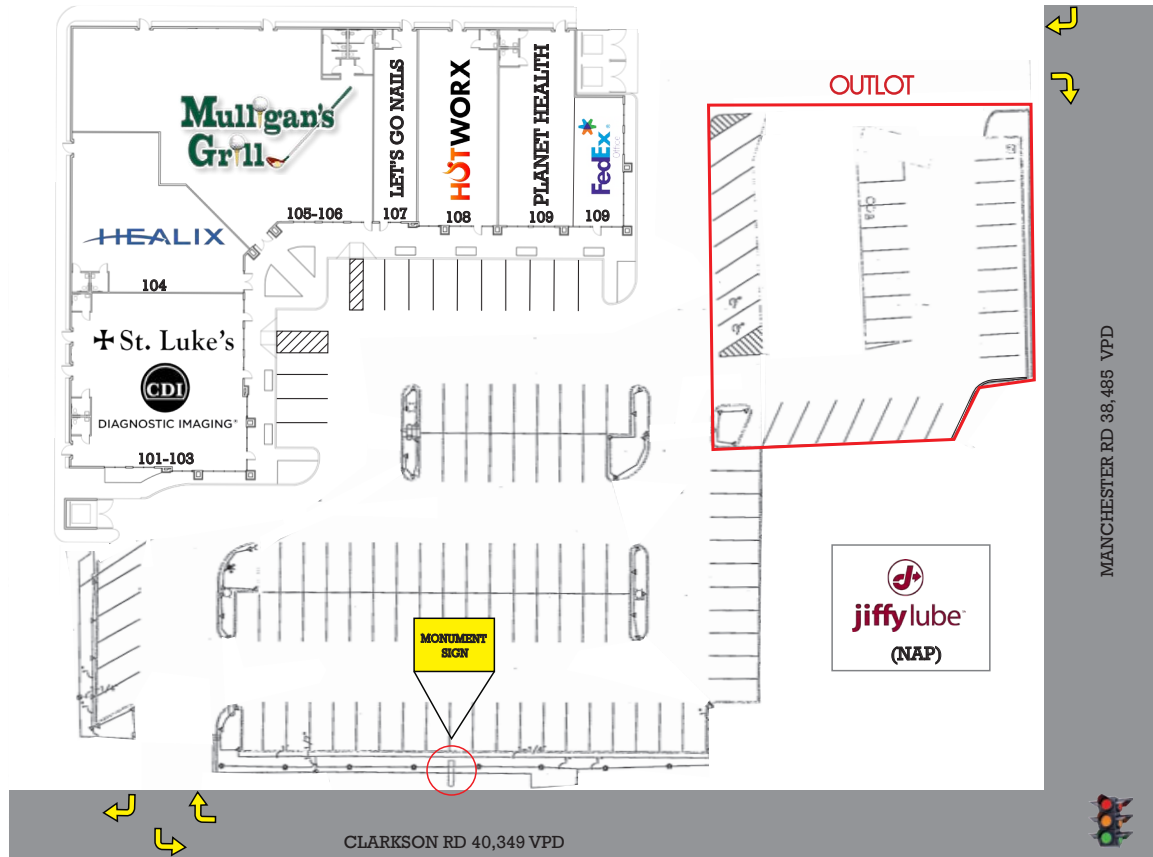
[DEMO REPORT](#)

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SITE PLAN

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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
101-103	ST. LUKE'S IMAGING CENTER	4,325 SF
104	HEALIX	3,000 SF
105-106	MULLIGAN'S GRILL	7,032 SF
107	LET'S GO NAILS	1,193 SF
108	HOTWORX	2,200 SF
109	PLANET HEALTH	1,041 SF
109	FEDEX OFFICE	1,998 SF
OUTLOT	AVAILABLE	0.5 ACRES

- GREAT VISIBILITY ON BOTH MANCHESTER RD AND CLARKSON RD
- NEARLY 79,000 VEHICLES/DAY AT THE INTERSECTION
- OVER 130 PARKING SPACES (5.6/1,000 SF) AT THE CENTER
- FIRST CLASS CONSTRUCTION
- GROUND LEASE AVAILABLE FOR OUTLOT ON HALF ACRE
- NEW RESTAURANTS ARE NOT PERMITTED AS PART OF THE SHOPPING CENTER
- CALL BROKER FOR DETAILS



**Commercial
Real Estate**

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ZOOM AERIAL

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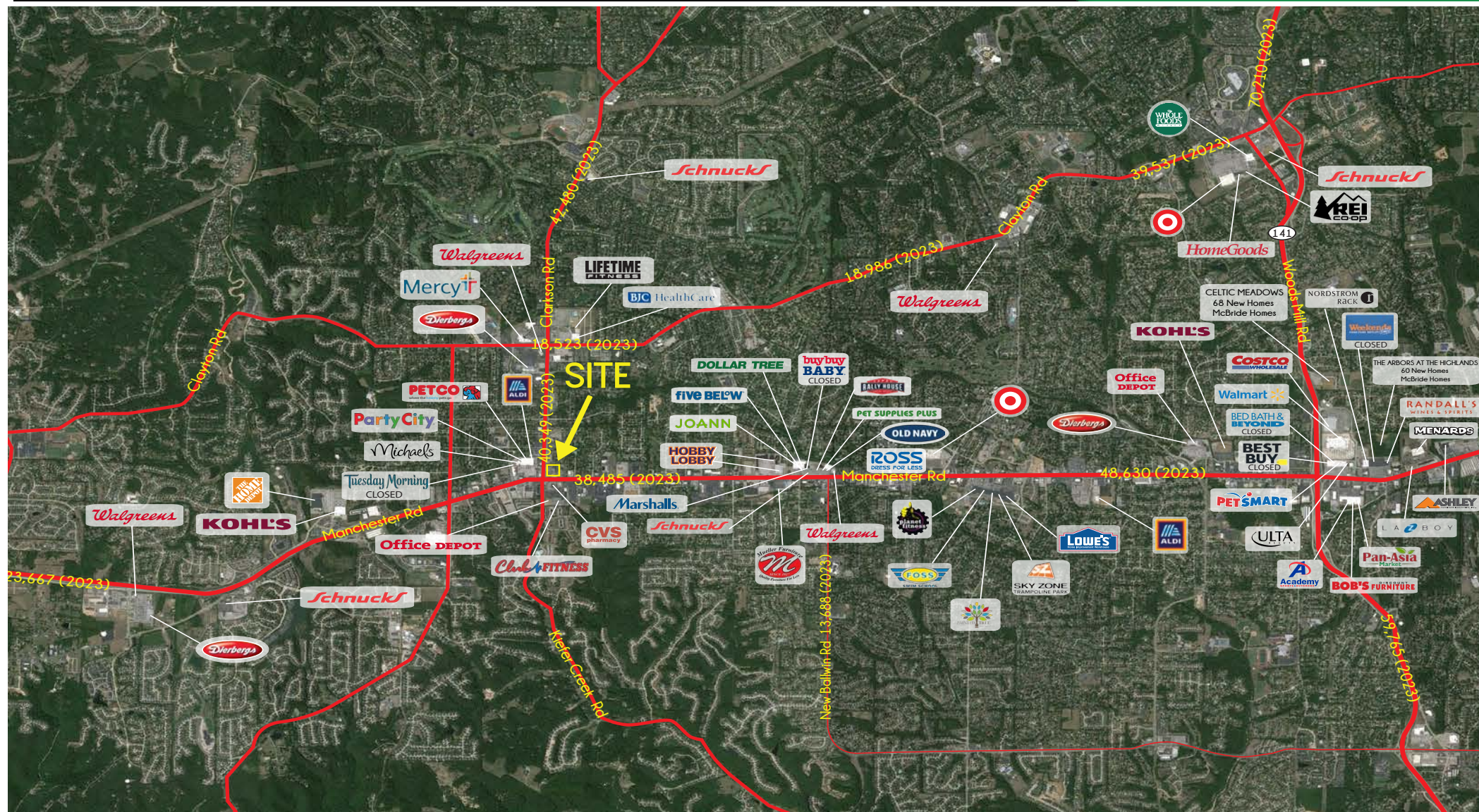
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