



## ELLISVILLE EXCHANGE

MANCHESTER RD & CLARKSON RD ELLISVILLE, MO 63011

ONLY ONE SPACE REMAINING  
AT THE CORNER OF CLARKSON & MANCHESTER

# ELLISVILLE EXCHANGE

## DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

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L<sup>3</sup> CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

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GO TO:

[SITE PLAN](#)

[MARKET AERIAL](#)

## VISIT METRICS MAR 1<sup>st</sup>, 2022 - FEB 28<sup>th</sup>, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



498.4 K

VISITORS



124.3 K

VISIT FREQUENCY



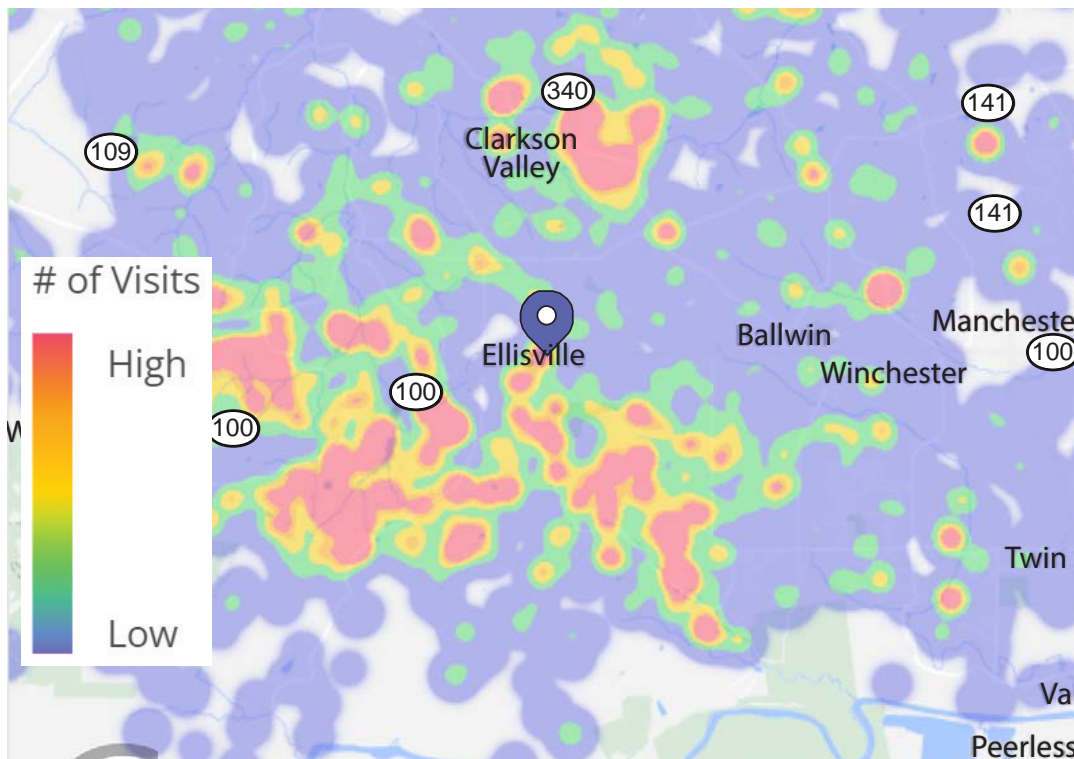
4.01

AVG. DWELL TIME



82 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

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



VIEW & DOWNLOAD:

[PLACER.AI REPORT](#)

[DEMO REPORT](#)

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## SITE PLAN

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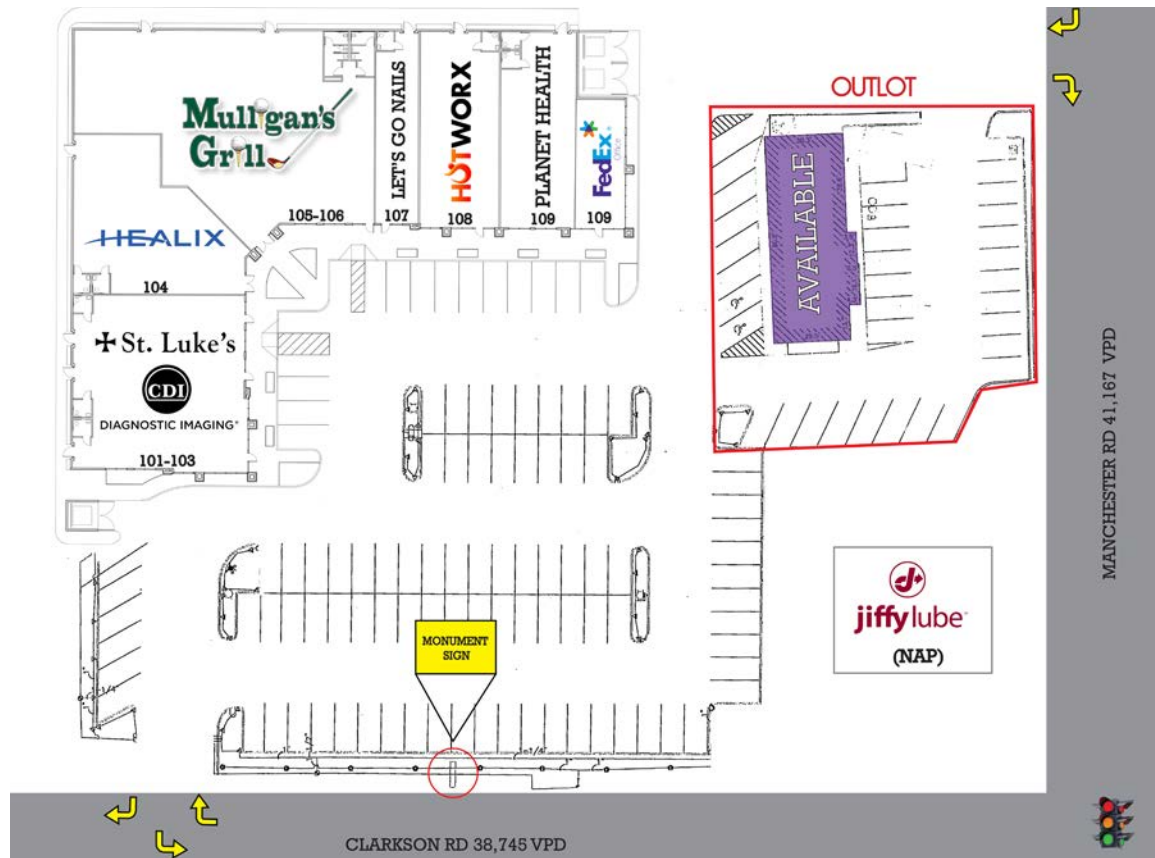
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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
101-103	ST. LUKE'S IMAGING CENTER	4,325 SF
104	HEALIX	3,000 SF
105-106	MULLIGAN'S GRILL	7,032 SF
107	LET'S GO NAILS	1,193 SF
108	HOTWORX	2,200 SF
109	PLANET HEALTH	1,041 SF
109	FEDEX OFFICE	1,998 SF
OUTLOT	AVAILABLE	2,430 SF ON 0.5 ACRES

- GREAT VISIBILITY ON BOTH MANCHESTER RD AND CLARKSON RD
- NEARLY 80,000 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





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## ZOOM AERIAL

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# MARKET AERIAL

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