



0.5 Acre Lot  
Available  
For Lease



## ELLISVILLE EXCHANGE

MANCHESTER RD & CLARKSON RD ELLISVILLE, MO 63011

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

**XTEAM**  
RETAIL ADVISORS

# ELLISVILLE EXCHANGE

## DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET





GO TO:

SITE PLAN

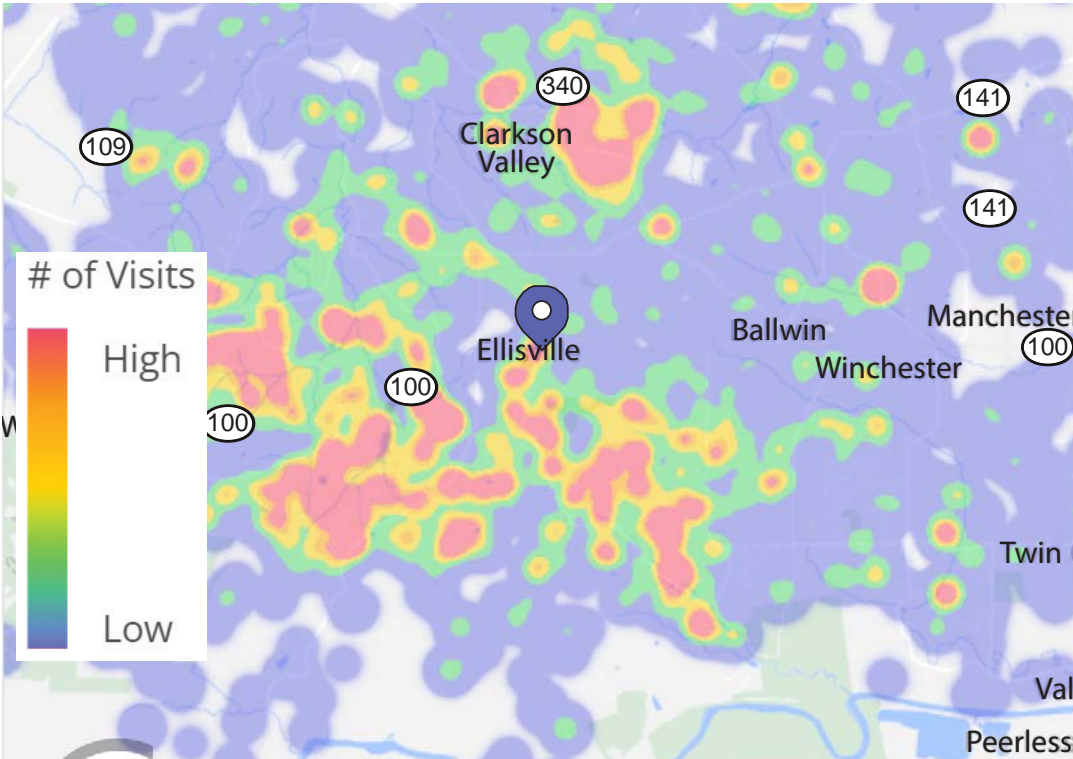
MARKET AERIAL

### 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
			
380.4 K	106.6 K	3.58	73 MIN

### HEAT MAP • PER PLACER.AI



### POPULATION ANALYSIS

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



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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## SITE PLAN

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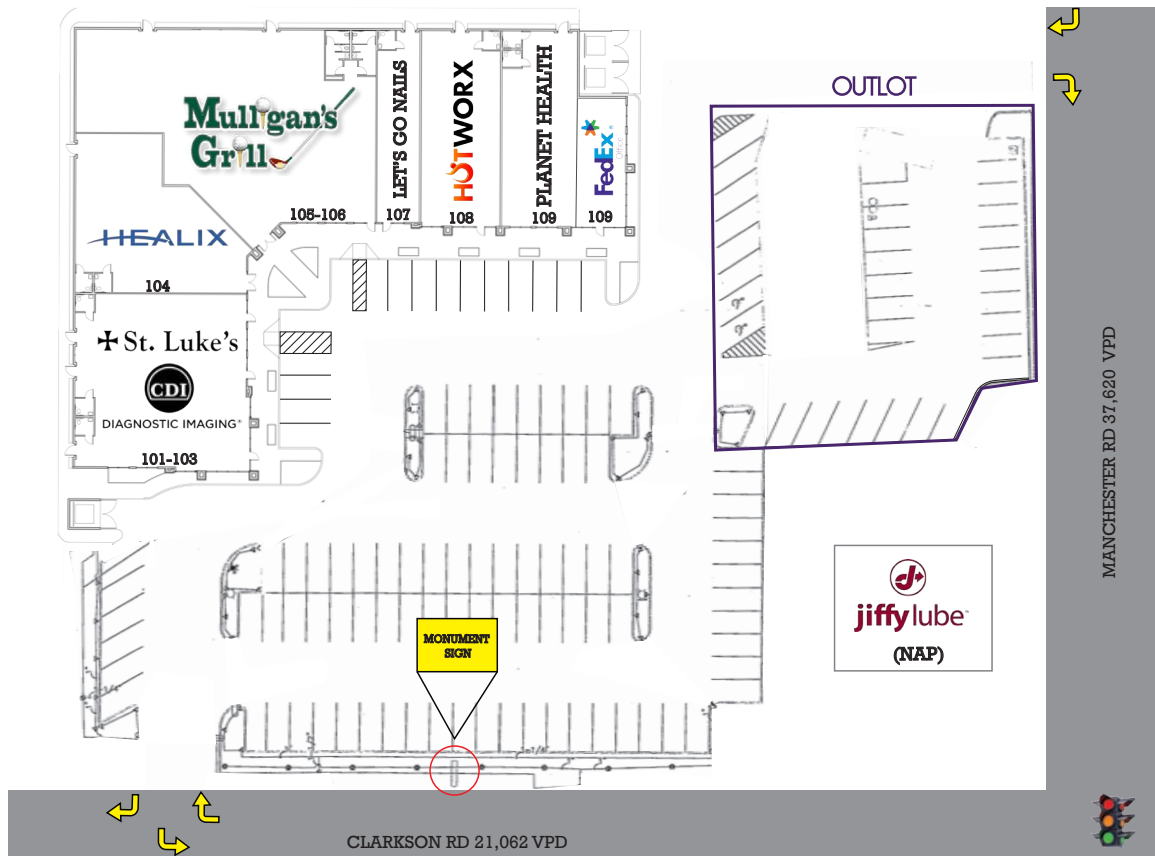
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SPACE	TENANT	SF
101-103	ST. LUKE'S IMAGING CENTER	4,325 SF
104	HEALIX	3,000 SF
105-106	MULLIGAN'S GRILL	7,032 SF
107	LET'S GO NAILS	1,193 SF
108	HOTWORX	2,200 SF
109	PLANET HEALTH	1,041 SF
109	FEDEX OFFICE	1,998 SF
OUTLOT	AVAILABLE	0.5 ACRES

- GREAT VISIBILITY ON BOTH MANCHESTER RD AND CLARKSON RD
- NEARLY 59,000 VEHICLES/DAY AT THE INTERSECTION
- OVER 130 PARKING SPACES (5.6/1,000 SF) AT THE CENTER
- FIRST CLASS CONSTRUCTION
- 0.5 ACRE LOT AVAILABLE FOR LEASE 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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