

PLEASE CONTACT:

L3 CORPORATION

REBECCA THESSEN

REBECCA@L3CORP.NET

314.282.9830 (DIRECT)

ALANA MOYLAN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE) 314.495.5013 (MOBILE)

ALANA@L3CORP.NET

### PICTURES & DEMOGRAPHICS





- 2,400 SF BUILDING ON 0.16 ACRE LOT
- 1<sup>ST</sup> FLOOR RETAIL WITH 2<sup>ND</sup> FLOOR STORAGE
- PULL UP GARAGE DOOR IN PLACE FOR DELIVERIES
- HIGH VISIBILITY FROM MANCHESTER RD WITH 41,167 **VPD**
- **ONSITE PARKING AVAILABLE**
- MONUMENT SIGNAGE INCLUDED
- MANY NATIONAL RETAILERS NEARBY INCLUDING TARGET, LOWE'S, COSTCO, WALMART, MENARDS, ALDI, MARSHALL'S, HOBBY LOBBY AND MORE!
- CALL BROKER FOR DETAILS

#### POPULATION ANALYSIS

**POPULATION** 

**3 MILES** 5 MILES 85,905 166,479

HOUSEHOLDS

**3 MILES** 5 MILES 33,296 64,626



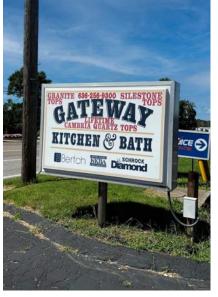
AVG HH INCOME 1 MILE \$102,113

**3 MILES** 

5 MILES \$127,242 \$139,899



## **DEMO REPORT**





# 14939 MANCHESTER RD

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## ZOOM AERIAL





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# MARKET AERIAL

