



GATEWAY KITCHEN & BATH
CABINETS • COUNTERTOPS
APPLIANCES
256-9300

14939

ALL
DELIVERIES
IN REAR

14939 MANCHESTER ROAD

BALLWIN, MO 63011

2,400 SQUARE FOOT BUILDING FOR SALE



14939 MANCHESTER RD

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESSEN

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- 2,400 SF BUILDING ON 0.16 ACRE LOT
- 1ST FLOOR RETAIL WITH 2ND 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	 1 MILE	3 MILES	5 MILES
	10,695	85,905	166,479
HOUSEHOLDS	 1 MILE	3 MILES	5 MILES
	4,387	33,296	64,626
AVG HH INCOME	 1 MILE	3 MILES	5 MILES
	\$102,113	\$127,242	\$139,899



VIEW &
DOWNLOAD:

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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ZOOM AERIAL

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MARKET AERIAL

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