



**L3** CORPORATION  
FOR MORE  
INFORMATION  
**314.469.7400**  
L3CORP.NET

Rate  
Fixed  
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TERMS &  
CONDITIONS APPLY  
**6566**



**14346 MANCHESTER RD**

MANCHESTER, MO 63011

2,976 SF OFFICE/RETAIL FOR LEASE



# 14346 MANCHESTER ROAD

## PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)




REBECCA@L3CORP.NET



- FREESTANDING TWO-STORY BUILDING IDEAL FOR SINGLE TENANT USE
- SITUATED NEAR SIGNALIZED INTERSECTION ON MANCHESTER ROAD AND ROUTE 141 FOR CONVENIENT ACCESS
- 13 SURFACE PARKING SPACES
- MANCHESTER ROAD FRONTAGE WITH GREAT VISIBILITY, INCLUDING OVER 48,000 VEHICLES PER DAY



## POPULATION ANALYSIS

POPULATION	 <u>1 MILE</u> 9,918	<u>3 MILES</u> 84,574	<u>5 MILES</u> 164,933
HOUSEHOLDS	 <u>1 MILE</u> 3,904	<u>3 MILES</u> 33,749	<u>5 MILES</u> 64,430
AVG HH INCOME	 <u>1 MILE</u> \$101,596	<u>3 MILES</u> \$128,655	<u>5 MILES</u> \$145,066

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.

# 14346 MANCHESTER ROAD

## MARKET AERIAL

PLEASE CONTACT:

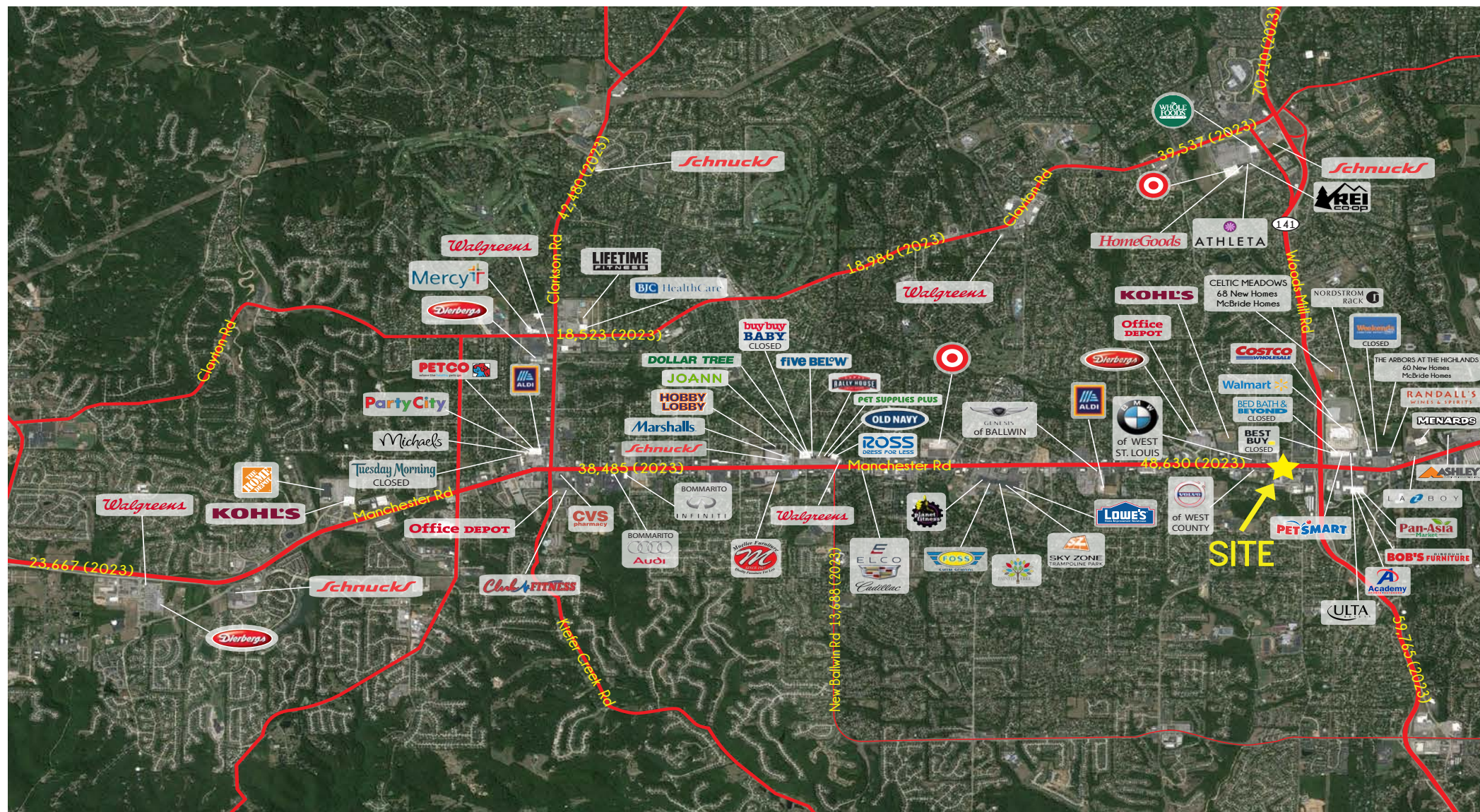
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