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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 THESSEN

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 47,000 VEHICLES PER DAY

## POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 9,909	<u>3 MILES</u> 84,430	<u>5 MILES</u> 163,635
HOUSEHOLDS		<u>1 MILE</u> 3,899	<u>3 MILES</u> 33,682	<u>5 MILES</u> 63,893
AVG HH INCOME		<u>1 MILE</u> \$97,070	<u>3 MILES</u> \$123,392	<u>5 MILES</u> \$141,472



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DEMO REPORT

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## MARKET AERIAL

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