

FOR MORE INFORMATION 314.469.7400 L3CORP.NET



14346 MANCHESTER RD

MANCHESTER. MO 63011

2,976 SF OFFICE/RETAIL FOR LEASE

14346 MANCHESTER ROAD

PICTURES & DEMOGRAPHICS

L³ CORPORATION REBECCA THESSEN 314.282.9836 (DIRECT) 314.620.0093 (MOBILE) REBECCA@L3CORP.NET



POPULATION ANALYSIS

| HOUSEHOLDS | 1 MILE 3,899 | <u>3 MILES</u> | | |
|---------------|-----------------|----------------|--|--|
| AVG HH INCOME | | | | |
| VIEW & | \$97,0 | | | |
| DOWNLOAD: | | DEMO REPORT | | |

- FREESTANDING TWO-STORY BUILDING IDEAL FOR SINGLE
 TENANT USE
- SITUATED NEAR SIGNALIZED INTERSECTION ON MANCHESTER
 ROAD AND ROUTE 141 FOR CONVENIENT ACCESS

PLEASE CONTACT:

- 13 SURFACE PARKING SPACES
- MANCHESTER ROAD FRONTAGE WITH GREAT VISIBILITY, INCLUDING OVER 47,000 VEHICLES PER DAY



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. Th value of this transaction to your devisors whold 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

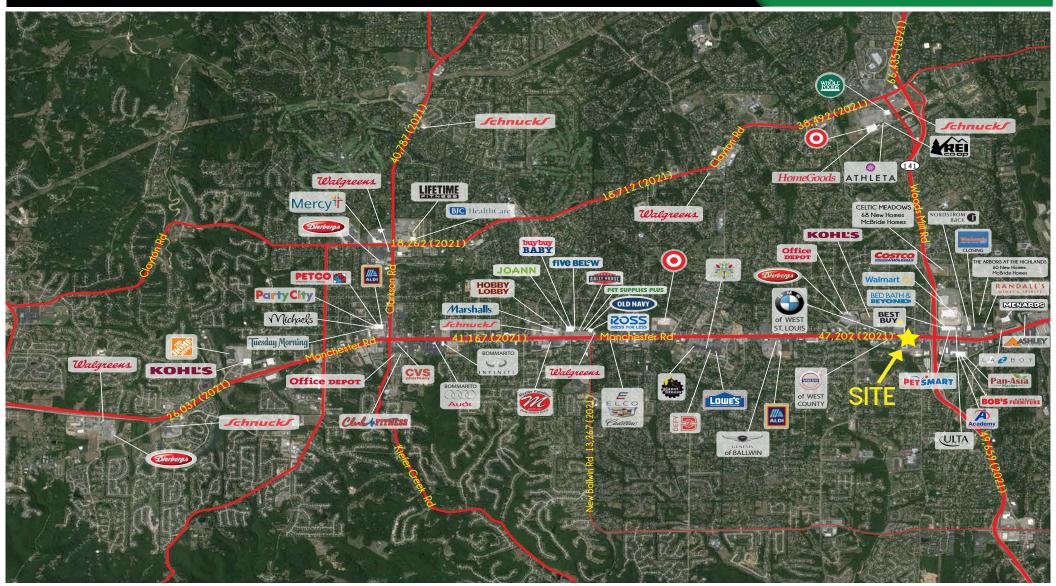
MARKET AERIAL

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