



L³ CORPORATION

FOR MORE
INFORMATION
314.469.7400

L3CORP.NET

Rate
Fixed
Fixed
TIONS &
ONS APPLY
6566

14346 MANCHESTER RD

MANCHESTER, MO 63011

2,976 SF OFFICE/RETAIL FOR LEASE

XTEAM

RETAIL ADVISORS

14346 MANCHESTER ROAD

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESSEN

314.282.9836 (DIRECT)




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- 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



VIEW &
DOWNLOAD:

DEMO REPORT

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MARKET AERIAL

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