



16590 MANCHESTER RD

WILDWOOD, MO 63040

FORMER QSR WITH DRIVE-THRU AVAILABLE AT SIGNALIZED  
ENTRANCE TO SCHNUCKS GROCERY ANCHORED SHOPPING CENTER



# 16590 MANCHESTER RD

## PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)




314.313.6323 (MOBILE)

KYLE@L3CORP.NET



- 2,350 SF DRIVE-THRU READY QSR BUILDING WITH RESTAURANT INFRASTRUCTURE IN PLACE
- PERFECT LOCATION FOR A RESTAURANT, TRADITIONAL RETAIL OR MEDICAL USER
- DENSE POPULATION AND AFFLUENT DEMOGRAPHICS MAKE THE SITE EXTREMELY ATTRACTIVE
- PURCHASE PRICE: \$725,000
- LEASE RATE: \$25.00 NNN

## POPULATION ANALYSIS

POPULATION	 <u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
	11,789	42,323	98,713
HOUSEHOLDS	 <u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
	4,248	15,207	35,910
AVG HH INCOME	 <u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
	\$138,280	\$151,889	\$153,566

VIEW &  
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## 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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## PHOTOS

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## MARKET AERIAL

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