



12100 MANCHESTER ROAD

DES PERES. MO 63131

0.97 ACRE LOT WITH 2,186 SF BUILDING FOR SALE

XTEAM
RETAIL ADVISORS

12100 MANCHESTER ROAD

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

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- 0.97 ACRES FOR SALE ON MANCHESTER ROAD (32,774 VPD)
- EXISTING 2,186 SF BUILDING WITH 3 DRIVE THROUGH LANES
- GREAT VISIBILITY AND FULL ACCESS
- NO BANKS, CREDIT UNIONS, FINANCIAL INSTITUTIONS OR CANNABIS RETAILERS SHALL BE ALLOWED
- CONTACT BROKER FOR PRICING

POPULATION ANALYSIS

POPULATION	 1 MILE	3 MILES	5 MILES
	7,952	56,359	161,078
HOUSEHOLDS	 1 MILE	3 MILES	5 MILES
	3,109	22,675	65,175
AVG HH INCOME	 1 MILE	3 MILES	5 MILES
	\$195,541	\$172,144	\$154,011

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.

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ZOOM AERIAL

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