

#### PLEASE CONTACT:

L<sup>3</sup> CORPORATION RICK SPECTOR

314.282.9827 (DIRECT) 314.708.2009 (MOBILE) RICK@L3CORP.NET

# 12100 MANCHESTER ROAD

## PICTURES & DEMOGRAPHICS



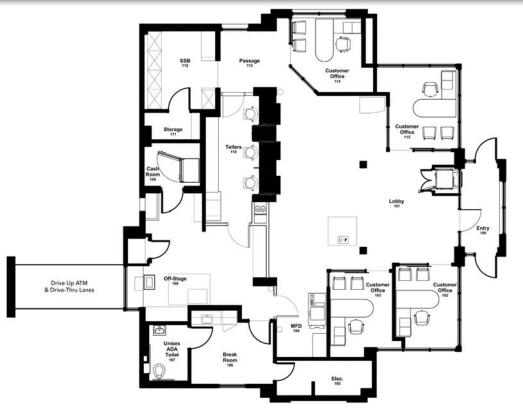
### POPULATION ANALYSIS

POPULATION	2	<u>1 MILE</u> 7,952	3 MILES 56,359	<u>5 MILES</u> 161,078
HOUSEHOLDS		1 MILE 3,109	3 MILES 22,675	5 MILES 65,175
AVG HH INCOME	0	1 MILE \$195,541	3 MILES \$172,144	<u>5 MILES</u> \$154,011

**WIEW &** DOWNI OAD.

**DEMO REPORT** 

- 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



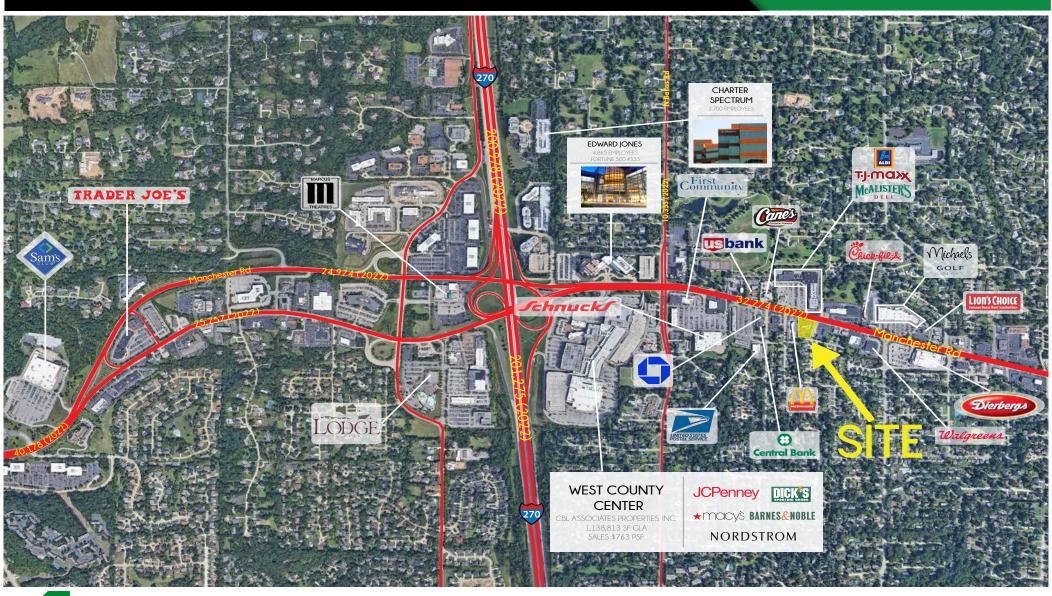
PLEASE CONTACT:

L<sup>3</sup> CORPORATION RICK SPECTOR

314.282.9827 (DIRECT) 314.708.2009 (MOBILE)

RICK@L3CORP.NET

## ZOOM AERIAL





PLEASE CONTACT:

L<sup>3</sup> CORPORATION
RICK SPECTOR

314.282.9827 (DIRECT) 314.708.2009 (MOBILE)

RICK@L3CORP.NET

## MARKET AERIAL

