



NEWLY REDUCED RENT!

STREET LEVEL SUITE: \$12.00 PSF, NNN

REAR LOWER LEVEL SUITE: \$10.00 PSF, NNN

SECOND LEVEL SUITE: \$11.00 PSF, NNN



14615 MANCHESTER RD

BALLWIN, MO 63011

1,500 SF STREET LEVEL RETAIL, 1,125 SF REAR LOWER LEVEL
OFFICE SUITE & 1,125 SF 2ND LEVEL OFFICE SUITE AVAILABLE

14615 MANCHESTER ROAD

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET



- 1,500 SF STREET LEVEL RETAIL/ OFFICE SUITE AVAILABLE AT \$12.00 PSF, NNN
- 1,125 SF REAR LOWER LEVEL SUITE AVAILABLE AT \$10.00 PSF, NNN
- 1,125 SF 2ND LEVEL OFFICE SUITE AVAILABLE AT \$11.00 PSF, NNN
- OVER 47,000 VEHICLES PER DAY ON MANCHESTER ROAD
- LARGE REAR PARKING LOT WITH DIRECT ACCESS TO SUITE
- 4/1,000 PARKING RATIO

VIRTUAL WALKTHROUGH:

FIRST FLOOR
SUITE 104



SECOND FLOOR
SUITE 204






LOWER LEVEL
SUITE L04



VIEW &
DOWNLOAD:

DEMO
REPORT

POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 10,887	<u>3 MILES</u> 86,678	<u>5 MILES</u> 164,463
HOUSEHOLDS		<u>1 MILE</u> 4,316	<u>3 MILES</u> 34,274	<u>5 MILES</u> 64,586
AVG HH INCOME		<u>1 MILE</u> \$106,952	<u>3 MILES</u> \$127,445	<u>5 MILES</u> \$141,537

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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LOWER LEVEL INTERIOR PHOTOS

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MARKET AERIAL

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