14615 MANCHESTER RD

OSWALD LAW FIRM, LLC

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BALLWIN. MO 63011

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STATE PROPERTY AND

PODIATRIST

1,125 SF LOWER 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

- 1,125 SF LOWER LEVEL SUITE AVAILABLE
- IDEAL SPACE FOR SMALL OFFICE USER
- OVER 48,000
 VEHICLES PER DAY ON
 MANCHESTER ROAD
- LARGE REAR PARKING LOT WITH DIRECT ACCESS TO SUITE
- 4/1,000 PARKING RATIO
- SPACE AVAILABLE 5/1/2024

ANALYSIS	POPULATION	2	<u>1 MILE</u> 11 <i>,</i> 328	<u>3 MILES</u> 86,384	<u>5 MILES</u> 165,471
TION AI	HOUSEHOLDS		<u>1 MILE</u> 4,501	<u>3 MILES</u> 33,920	<u>5 MILES</u> 64,478
POPULA	AVG HH INCOME	6	<u>1 MILE</u> \$107,087	<u>3 MILES</u> \$129,548	<u>5 MILES</u> \$143,321





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. Th 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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MARKET AERIAL

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