

L3.



ALL OFFERS ARE  
SUBJECT TO  
APPROVAL BY  
WALGREENS' REAL  
ESTATE COMMITTEE

**XTEAM**  
RETAIL ADVISORS

14529 MANCHESTER ROAD

MANCHESTER, MO 63011

15.120 SF FORMER WALGREENS. 1.68 ACRE SITE  
WALGREENS LEASE TERMINATES 11/30/2027

PROPERTY IS BEING SUBLEASED AS IS WITH  
NO REPRESENTATIONS OR WARRANTIES

# 14529 MANCHESTER ROAD

# SITE PLAN & FLOOR PLAN

**PLEASE CONTACT:**

L<sup>3</sup> CORPORATION

## JOHN NOTTER

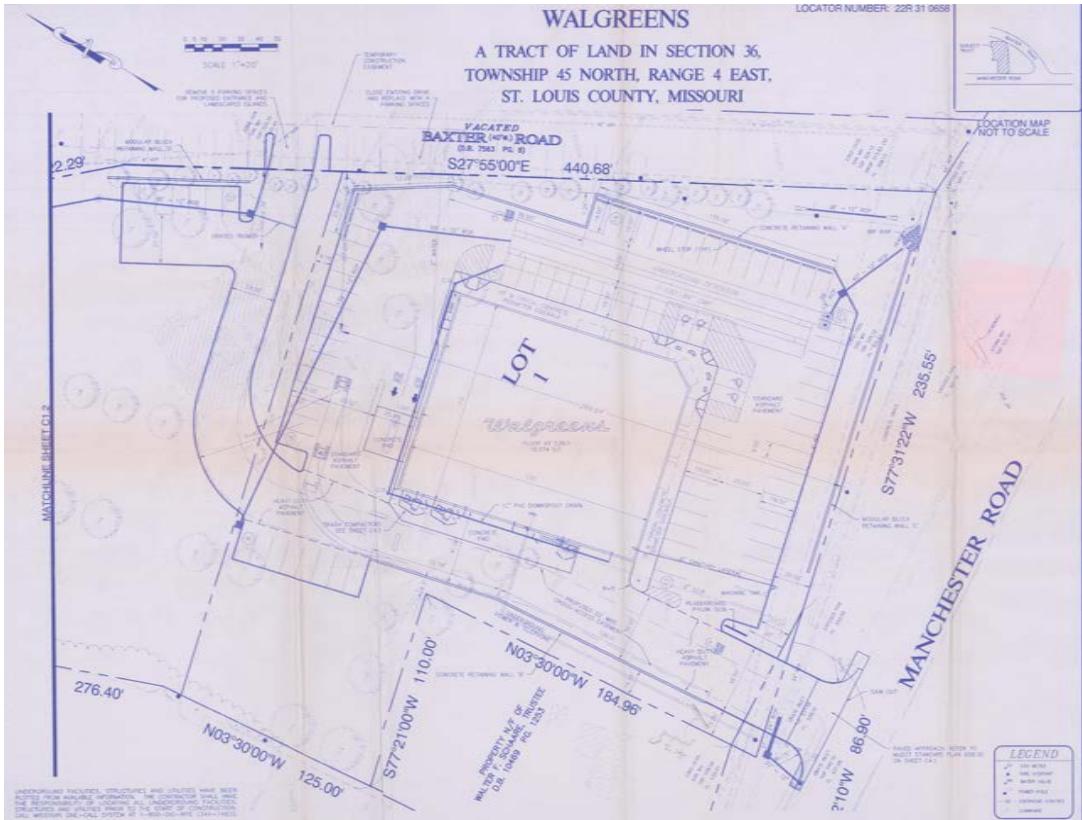
314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JNOTTER@L3CORPORATION.COM

# SITE PLAN

# FLOOR PLAN



# FOR SUBLEASE

**AVAILABLE: 15,120 SF  
RENT: \$15.00 PSF**

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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DEMOS & PHOTOS

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## POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
 <u>1 MILE</u> 9,882	 <u>1 MILE</u> 3,875	 <u>1 MILE</u> \$105,862
<u>3 MILES</u> 87,655	<u>3 MILES</u> 34,899	<u>3 MILES</u> \$127,464
<u>5 MILES</u> 164,448	<u>5 MILES</u> 64,661	<u>5 MILES</u> \$141,598

VIEW &  
DOWNLOAD: **DEMO REPORT**



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AERIAL

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