



AVAILABLE
FOR
SUBLEASE!

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

XTEAM
RETAIL ADVISORS

14529 MANCHESTER ROAD

MANCHESTER, MO 63011

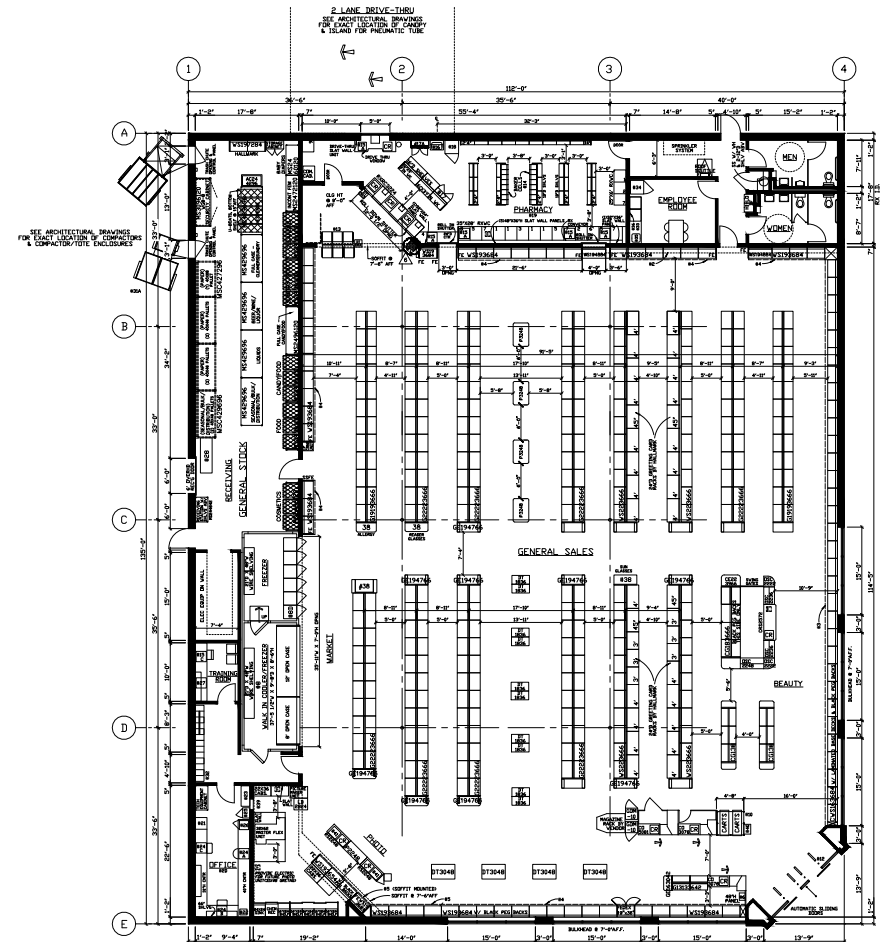
15,120 SF FORMER WALGREENS. 1.68 ACRE SITE
WALGREENS LEASE TERMINATES 11/30/2027

PROPERTY IS BEING SUBLEASED AS IS WITH
NO REPRESENTATIONS OR WARRANTIES

SITE PLAN & FLOOR PLAN

JNOTTER@L3CORPORATION.COM

FLOOR PLAN



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.

14529 MANCHESTER ROAD

DEMOS & PHOTOS

PLEASE CONTACT: L³ CORPORATION
JOHN NOTTER
314.282.9825 (DIRECT)
314.650.3600 (MOBILE)
JNOTTER@L3CORPORATION.COM



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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