

14538 Manchester Road

Manchester Rd. and Baxter Rd. - Ballwin, MO 63011

SUMMARY



FOR LEASE OFFICE/RETAIL

OFFICE \$10 SF NNN
RETAIL \$16 SF NNN

PROPERTY HIGHLIGHTS

- High Traffic Count
- 44,992 VPD on Manchester
- 12,800 VPD on Baxter
- Close to Hwy 141 and I-270
- 4,200 SF Ideal for Church Location
- Variety of Suite Sizes
- Plenty of Parking

861 - 4,200 SF AVAILABLE

	1 mile	3 mile	5 mile
Est. Pop.	9,619	85,437	156,970
Med. HH Income	\$68,514	\$78,999	\$84,421
Med. Age	39.9	39.3	40.7
Day Pop	9,847	72,782	172,384

For information contact: Mike Hurley 314.484.1469 (c) mikeh@foundationcommercial.com

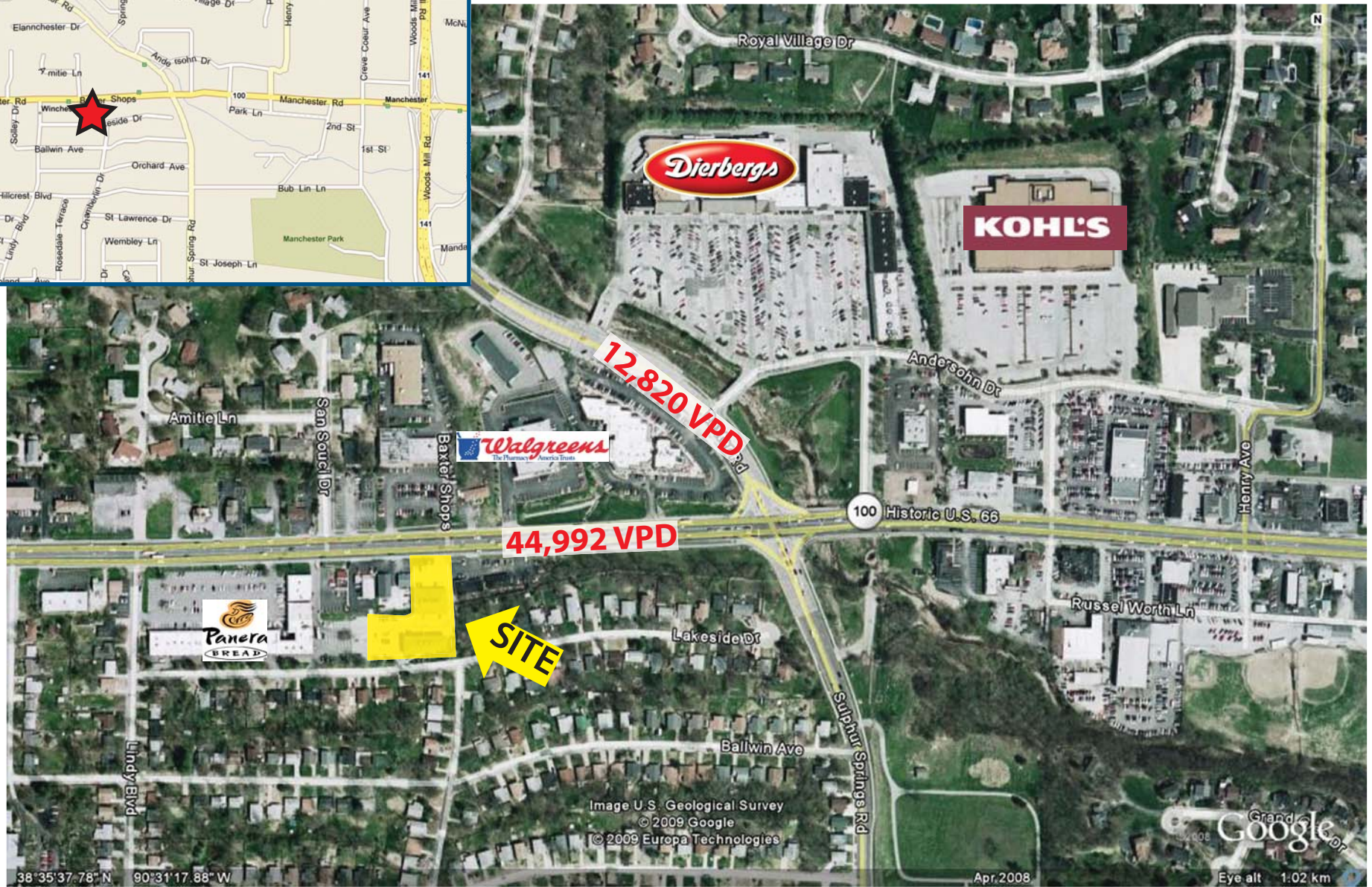
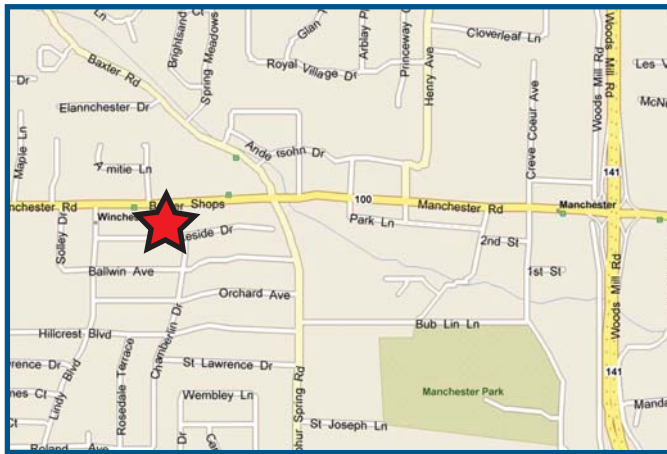
8301 Maryland Avenue, Suite 301 - St. Louis, MO 63105 • 314.862.4220 • www.foundationcommercial.com



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MAP & AERIAL



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