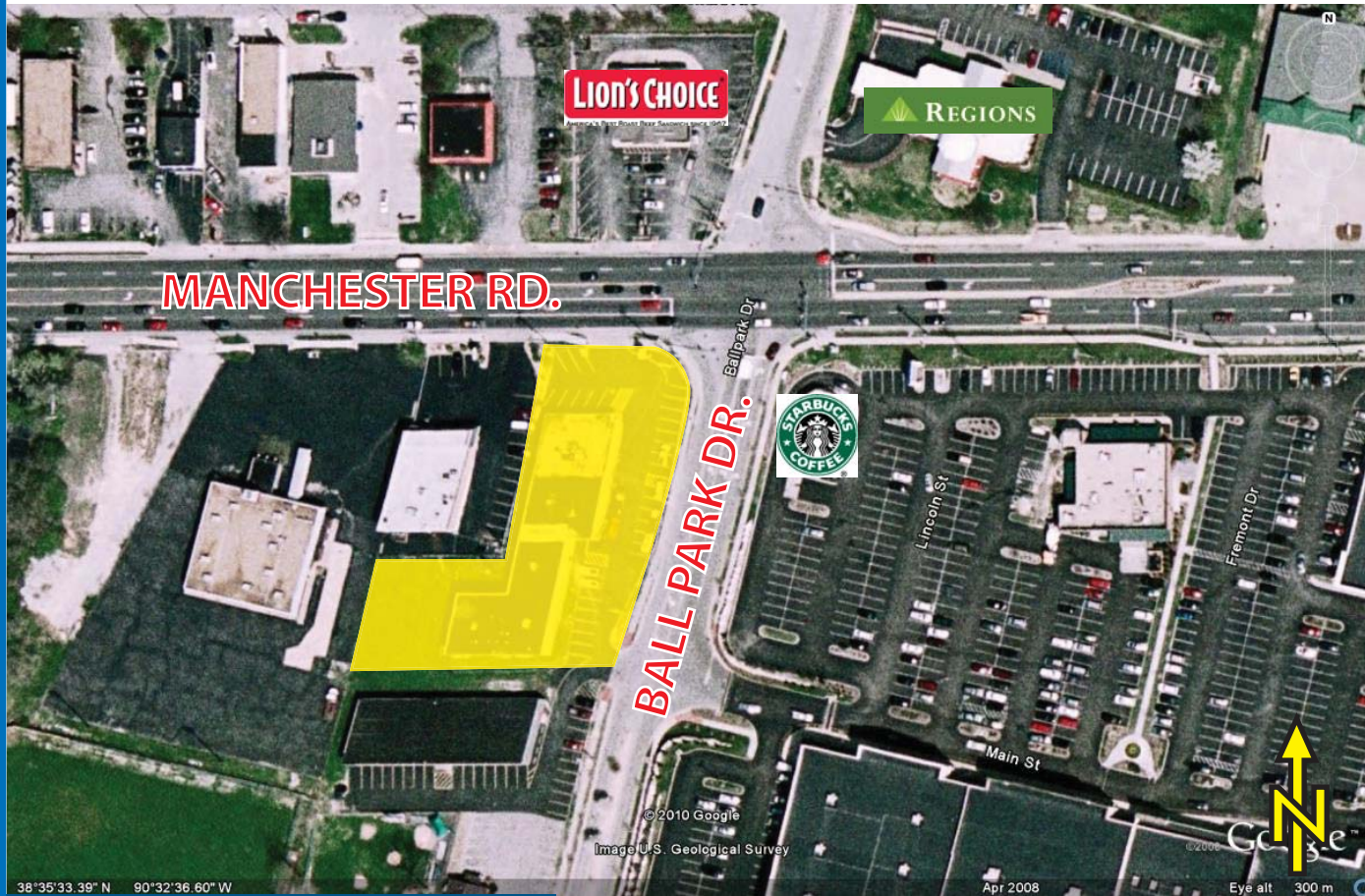


14918 Manchester Rd.

Manchester and Ballpark Drive - Ballwin, MO 63011

SUMMARY



**LAND and BUILDING
FOR SALE or
GROUND LEASE**

SALE \$925,000

LEASE

**\$70,000 front acre
\$130,000 whole parcel**

PROPERTY HIGHLIGHTS

- Ideal for Owner/User
- Stop light access
- Can sub-divide - Sell Parcel
- Motivated Seller

AREA RETAILERS



	1 - mile	3 - mile	7 - minute drive time
Est. Pop.	11,284	83,939	73,755
Med. HH Income	\$50,795	\$69,142	\$67,924
Med. Age	38.5	39.8	39.7
Day Pop	10,212	68,709	72,372

FOR INFORMATION CONTACT: Jared Hancock jaredh@foundationcommercial.com
Robert Woerner robertw@foundationcommercial.com

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AERIAL



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SITE PLAN



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