

14918 Manchester Road

Manchester and Ballpark Drive, Ballwin MO 63011

SUMMARY



FOR SALE

\$925,000

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

SURROUNDING RETAILERS



PROPERTY HIGHLIGHTS

- 1/4 mile from newly renovated Target
- Excellent for Owner/User
- Stoplight Access
- 24,000 SF on 2 levels

For information contact: Chris Zoellner chrisz@foundationcommercial.com

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



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AERIAL



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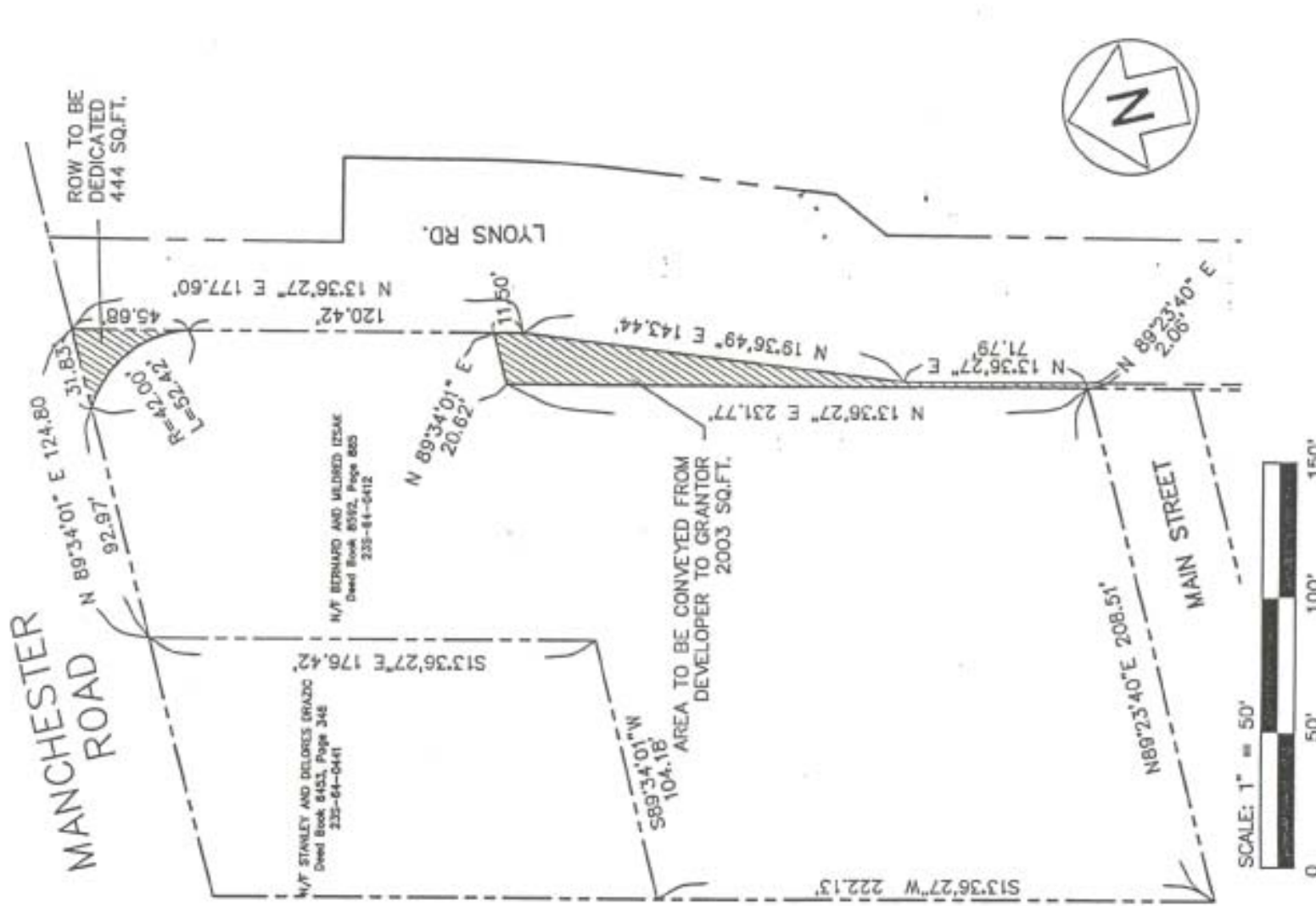


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SURVEY

EXHIBIT "E"



DISCLAIMER OF RESPONSIBILITY

I hereby specify that the documents hereinafter mentioned are not to be construed as a warranty of any kind, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or part of the actual construction or engineering project or survey.

Kuhlmann Design Group, Inc.
 88 Progress Parkway
 Maryland Heights, Missouri 63003
 Tel: (314) 434-8008
 Fax: (314) 434-8100
 St. Charles, Missouri
 St. Louis, Missouri

KdG

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NO.	DATE	REV.

PROJECT NO. 000198-0001
 DRAWN BY: [] CHECKED BY: []
 DATE: 8/1/01

SHEET 1 OF 1

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