



BRENTWOOD PLAZA

8800 MANCHESTER RD BRENTWOOD, MO 63141

900 SF TO 3,052 SF AVAILABLE AT
SCHNUCKS ANCHORED GROCERY CENTER



BRENTWOOD PLAZA

DEMOGRAPHICS





PLEASE CONTACT: **L³ CORPORATION**
ALANA MOYLAN | **RICK SPECTOR**
 314.282.9830 (DIRECT) | 314.282.9827 (DIRECT)
 314.495.5013 (MOBILE) | 314.708.2009 (MOBILE)
 ALANA@L3CORP.NET | RICK@L3CORP.NET

GO TO:

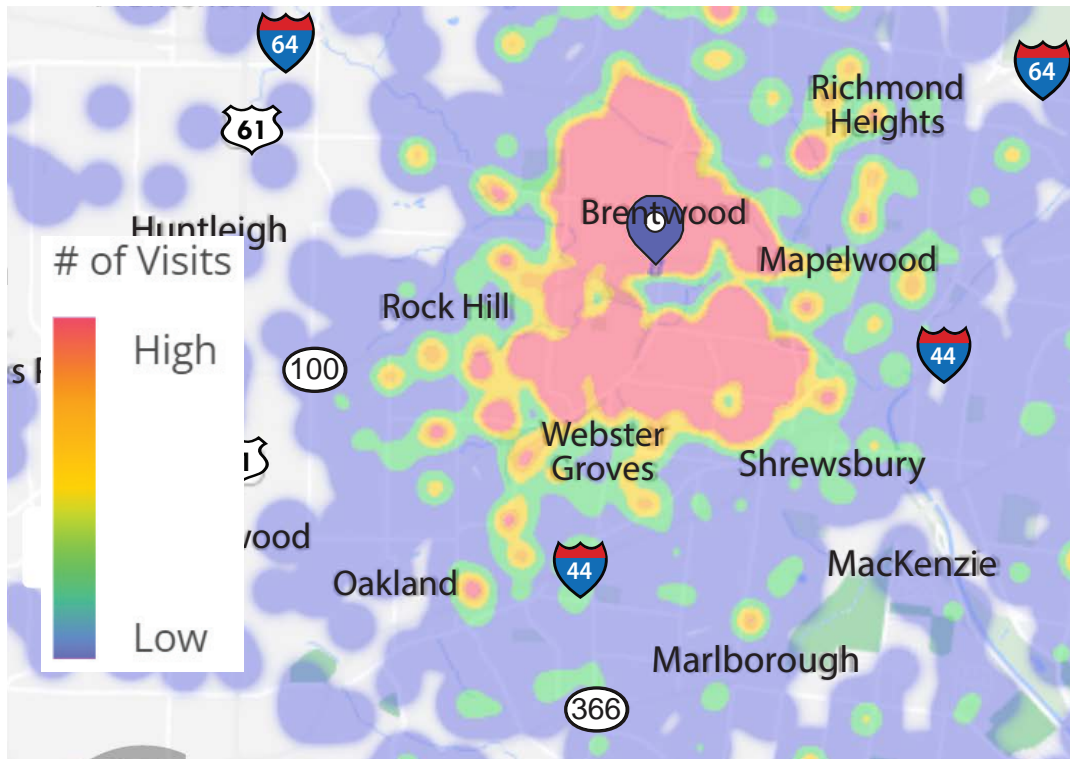
SITE PLAN

MARKET AERIAL




VISIT METRICS OCT 1st, 2023 - SEPT 30th, 2024 • DATA PROVIDED BY PLACER.

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
921.5 K	144.3 K	6.38	22 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		11,653	105,895	302,547
HOUSEHOLDS		5,085	47,672	137,115
AVG HH INCOME		\$110,830	\$127,417	\$113,121



VIEW & DOWNLOAD:
PLACER.AI REPORT

DEMO REPORT

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.

BRENTWOOD PLAZA

SITE PLAN

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

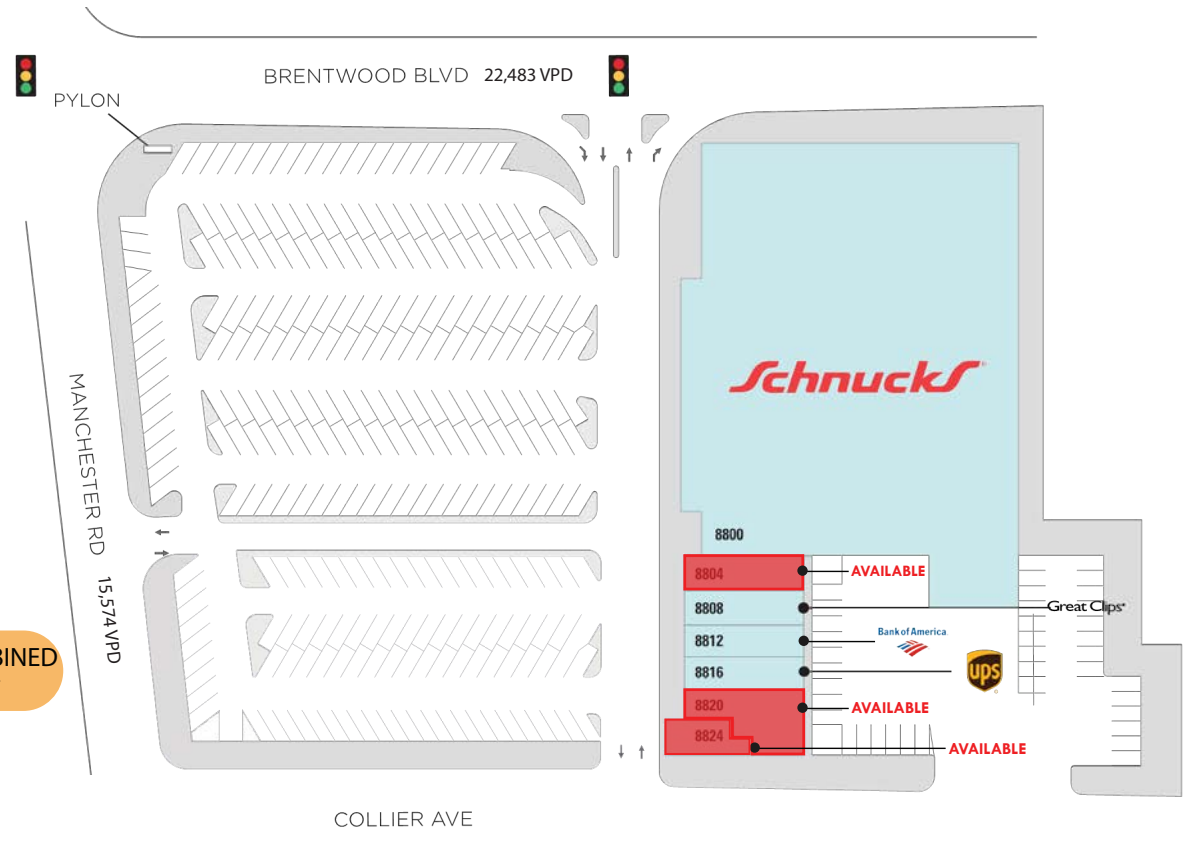
314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
8800	SCHNUCKS	51,800
8804	AVAILABLE	1,400
8808	GREAT CLIPS	1,400
8812	BANK OF AMERICA-ATM	1,400
8816	THE UPS STORE	1,400
8820	AVAILABLE	2,146
8824	AVAILABLE	906

CAN BE COMBINED
3,052 SF



- UP TO 3,052 SF AVAILABLE; SUITES OF 906 SF, 1400 SF OR 2,146 SF SEPARATELY AVAILABLE
- AFFLUENT CUSTOMER BASE WITH INCOMES OF \$129,000+ IN 3 MILE TRADE AREA
- LOCATED AT BUSY INTERSECTION OF BRENTWOOD BLVD AND MANCHESTER RD
- COMBINED 38,000+ VPD AT THE INTERSECTION
- PYLON SIGNAGE AVAILABLE



Commercial
Real Estate

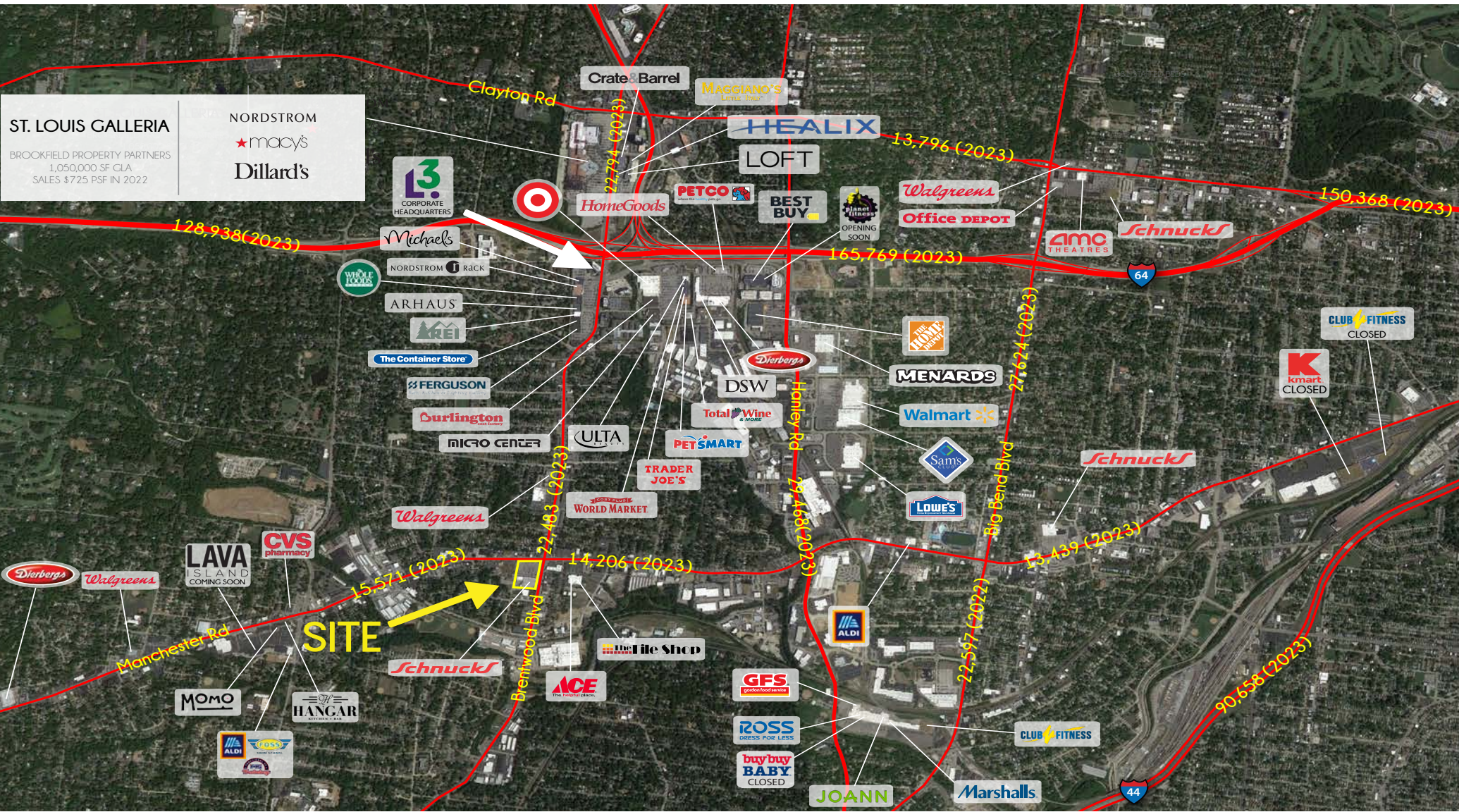
BRENTWOOD PLAZA

MARKET AERIAL

PLEASE CONTACT: **L³ CORPORATION**
ALANA MOYLAN | **RICK SPECTOR**
 314.282.9830 (DIRECT) | 314.282.9827 (DIRECT)
 314.495.5013 (MOBILE) | 314.708.2009 (MOBILE)
 ALANA@L3CORP.NET | RICK@L3CORP.NET

ST. LOUIS GALLERIA
 BROOKFIELD PROPERTY PARTNERS
 1,050,000 SF GLA
 SALES \$725 PSF IN 2022

NORDSTROM
 ★ **macy's**
Dillard's



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.