



ELLISVILLE EXCHANGE

MANCHESTER RD & CLARKSON RD ELLISVILLE, MO 63011

ONLY ONE SPACE REMAINING AT THE CORNER OF
CLARKSON ROAD & MANCHESTER ROAD

ELLISVILLE EXCHANGE

DEMOGRAPHICS

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

GO TO:

[SITE PLAN](#)

[MARKET AERIAL](#)

VISIT METRICS

DEC 1st, 2023 - NOV 30th, 2024 • DATA PROVIDED BY PLACER.

VISITS/YEAR



402.3 K

VISITORS



108.3 K

VISIT FREQUENCY



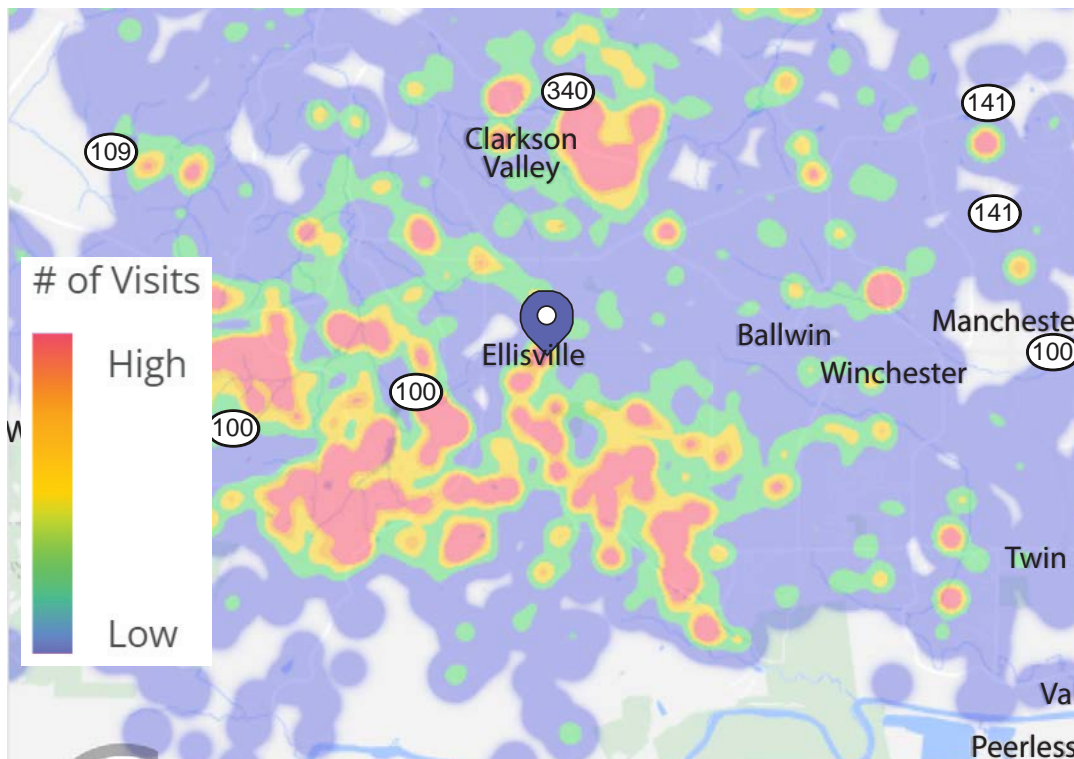
3.71

AVG. DWELL TIME



70 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 8,109	<u>3 MILES</u> 69,850	<u>5 MILES</u> 142,792
HOUSEHOLDS		<u>1 MILE</u> 3,245	<u>3 MILES</u> 25,810	<u>5 MILES</u> 54,343
AVG HH INCOME		<u>1 MILE</u> \$126,556	<u>3 MILES</u> \$143,695	<u>5 MILES</u> \$145,801



VIEW & DOWNLOAD:

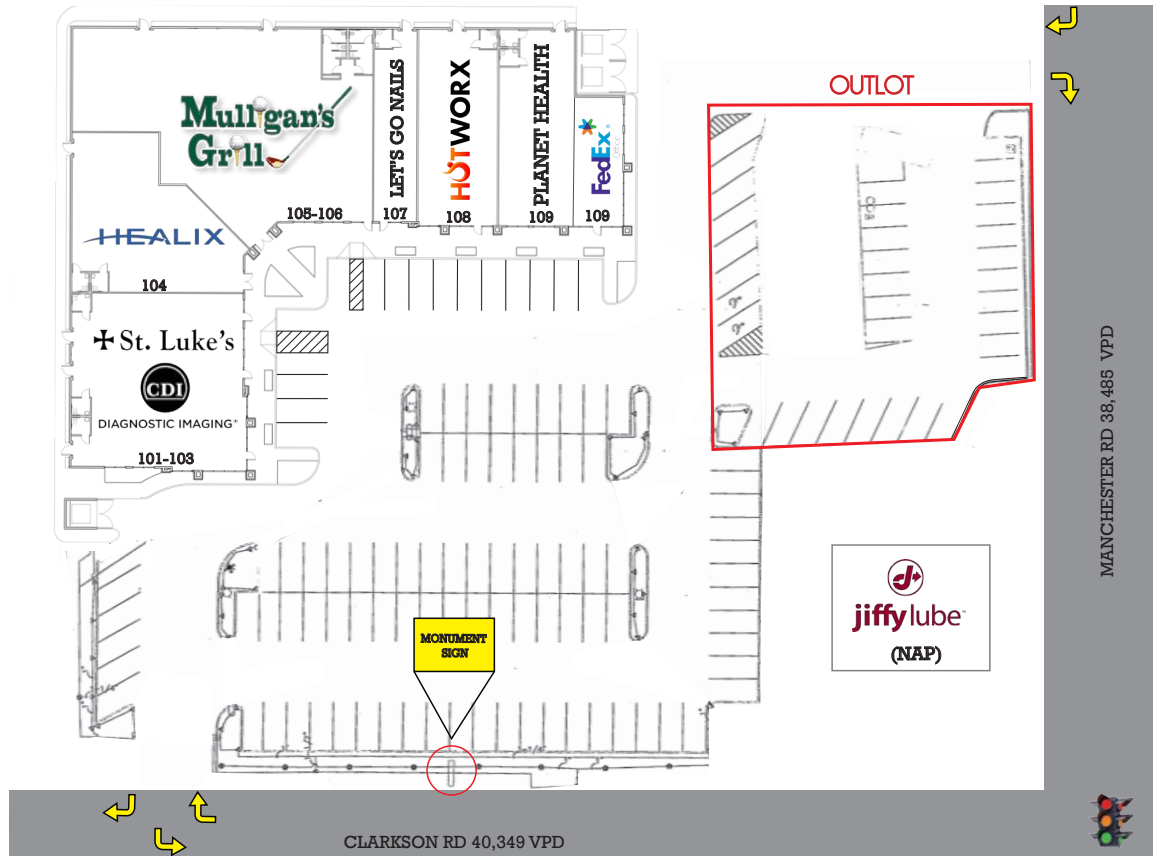
[PLACER.AI REPORT](#)

[DEMO REPORT](#)

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SITE PLAN

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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
101-103	ST. LUKE'S IMAGING CENTER	4,325 SF
104	HEALIX	3,000 SF
105-106	MULLIGAN'S GRILL	7,032 SF
107	LET'S GO NAILS	1,193 SF
108	HOTWORX	2,200 SF
109	PLANET HEALTH	1,041 SF
109	FEDEX OFFICE	1,998 SF
OUTLOT	AVAILABLE	0.5 ACRES

- GREAT VISIBILITY ON BOTH MANCHESTER RD AND CLARKSON RD
- NEARLY 79,000 VEHICLES/DAY AT THE INTERSECTION
- OVER 130 PARKING SPACES (5.6/1,000 SF) AT THE CENTER
- FIRST CLASS CONSTRUCTION
- GROUND LEASE AVAILABLE FOR OUTLOT ON HALF ACRE
- NEW RESTAURANTS ARE NOT PERMITTED AS PART OF THE SHOPPING CENTER
- CALL BROKER FOR DETAILS



**Commercial
Real Estate**

ELLISVILLE EXCHANGE

ZOOM AERIAL

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MARKET AERIAL

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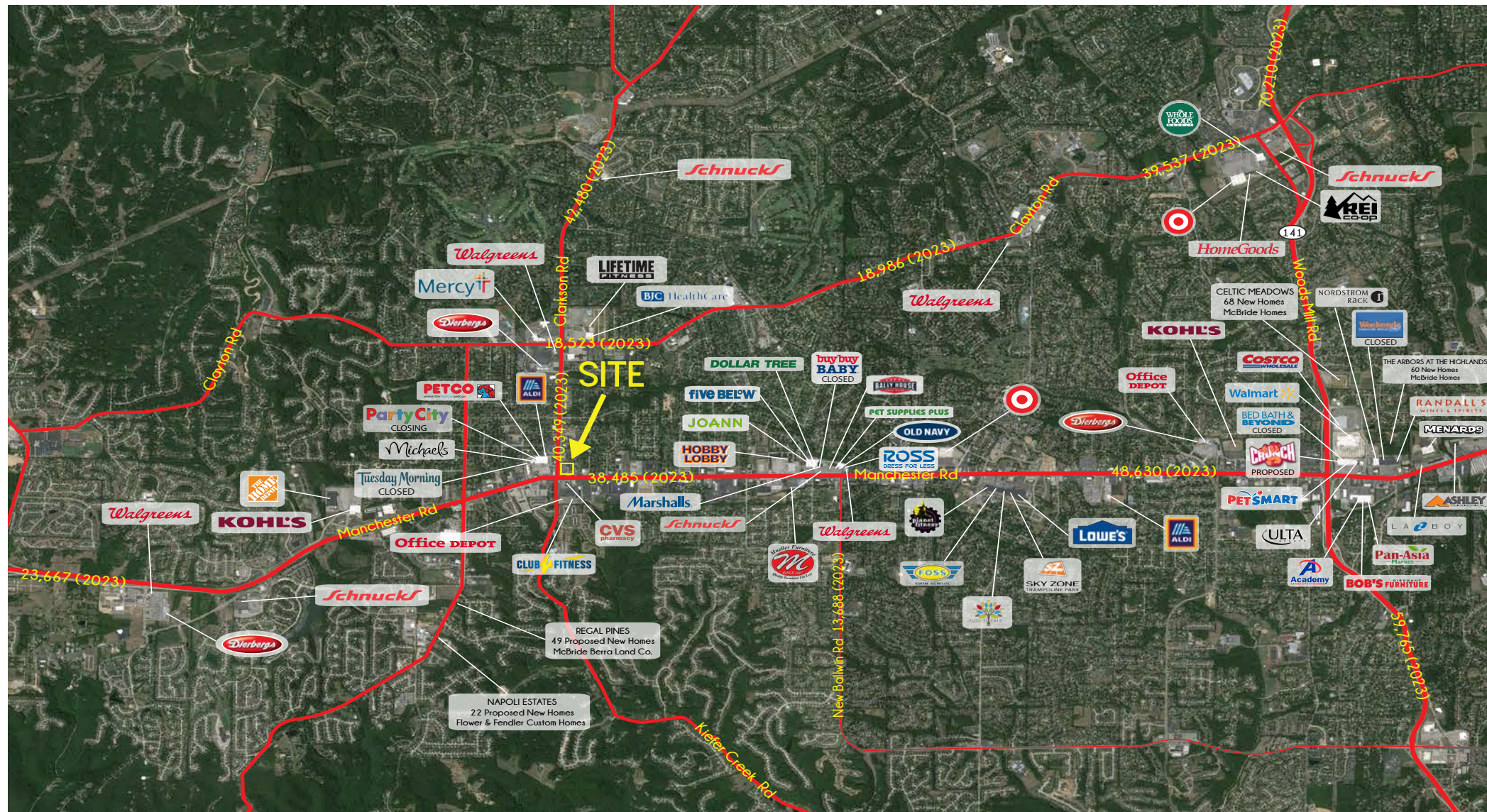
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