



# 12100 MANCHESTER ROAD

DES PERES, MO 63131

0.97 ACRE LOT WITH 2,186 SF BUILDING FOR SALE



# 12100 MANCHESTER ROAD

## PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)




314.708.2009 (MOBILE)

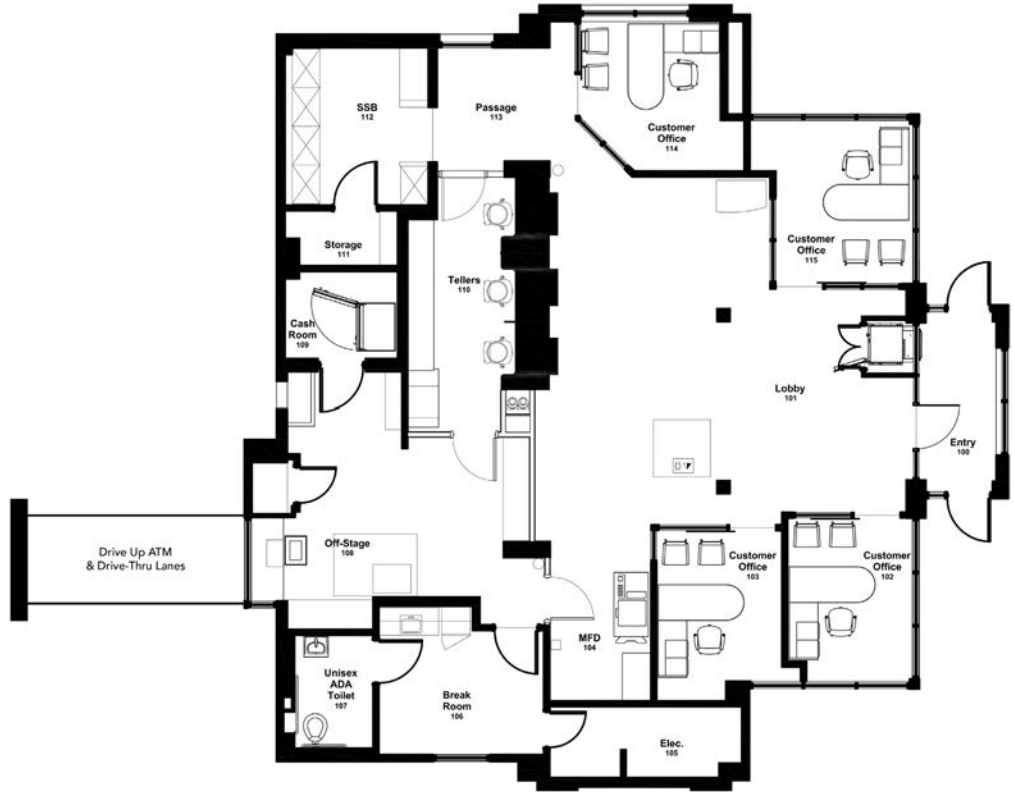
RICK@L3CORP.NET



- 0.97 ACRES FOR SALE ON MANCHESTER ROAD (51,955 VPD)
- EXISTING 2,186 SF BUILDING WITH 3 DRIVE THROUGH LANES
- GREAT VISIBILITY AND FULL ACCESS
- NO BANKS, CREDIT UNIONS, FINANCIAL INSTITUTIONS OR CANNABIS RETAILERS SHALL BE ALLOWED
- CONTACT BROKER FOR PRICING

## POPULATION ANALYSIS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION 	8,528	58,199	163,326
HOUSEHOLDS 	3,170	22,954	65,196
AVG HH INCOME 	\$195,306	\$170,834	\$153,255



VIEW & DOWNLOAD:

**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.

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## ZOOM AERIAL

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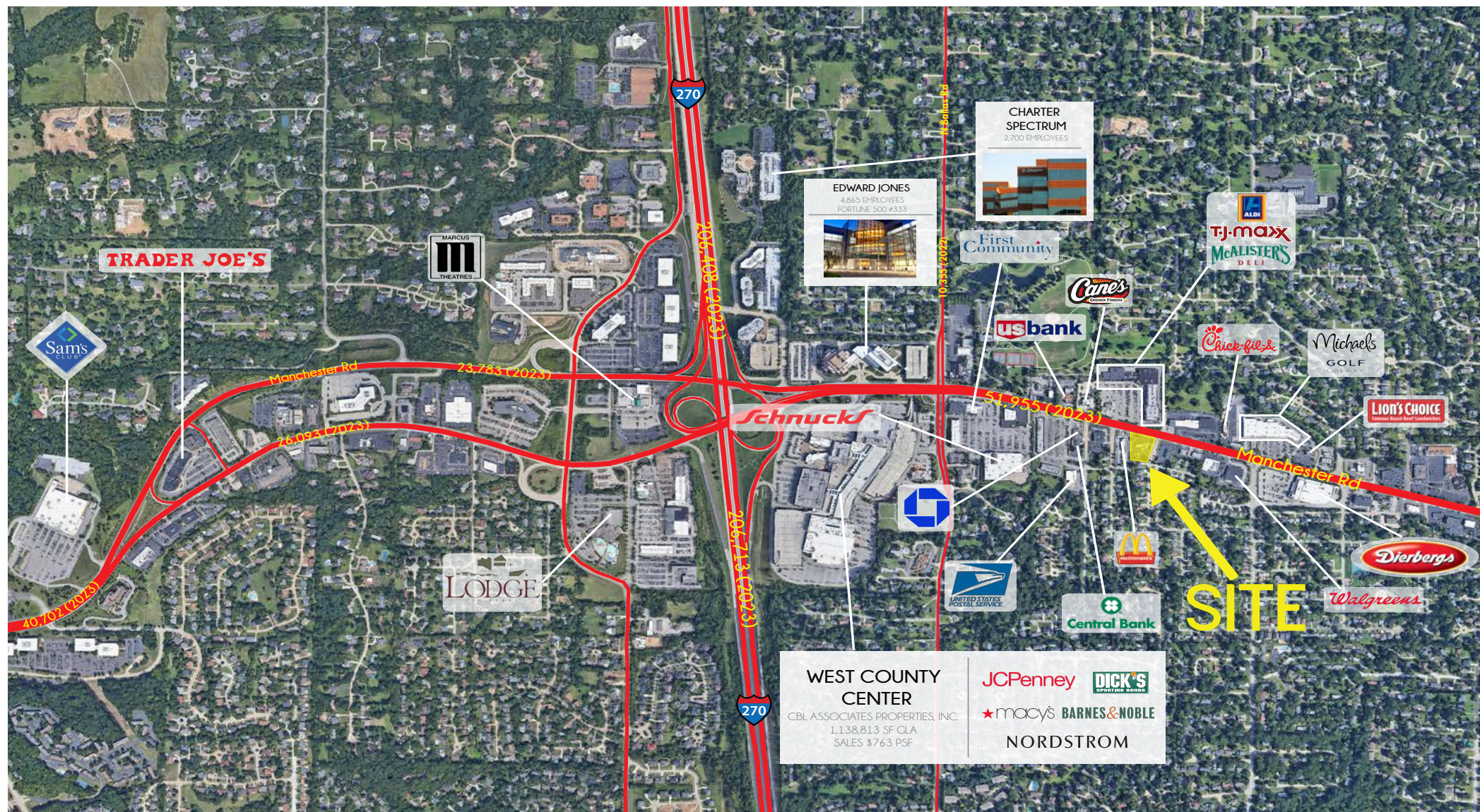
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## MARKET AERIAL

PLEASE CONTACT:

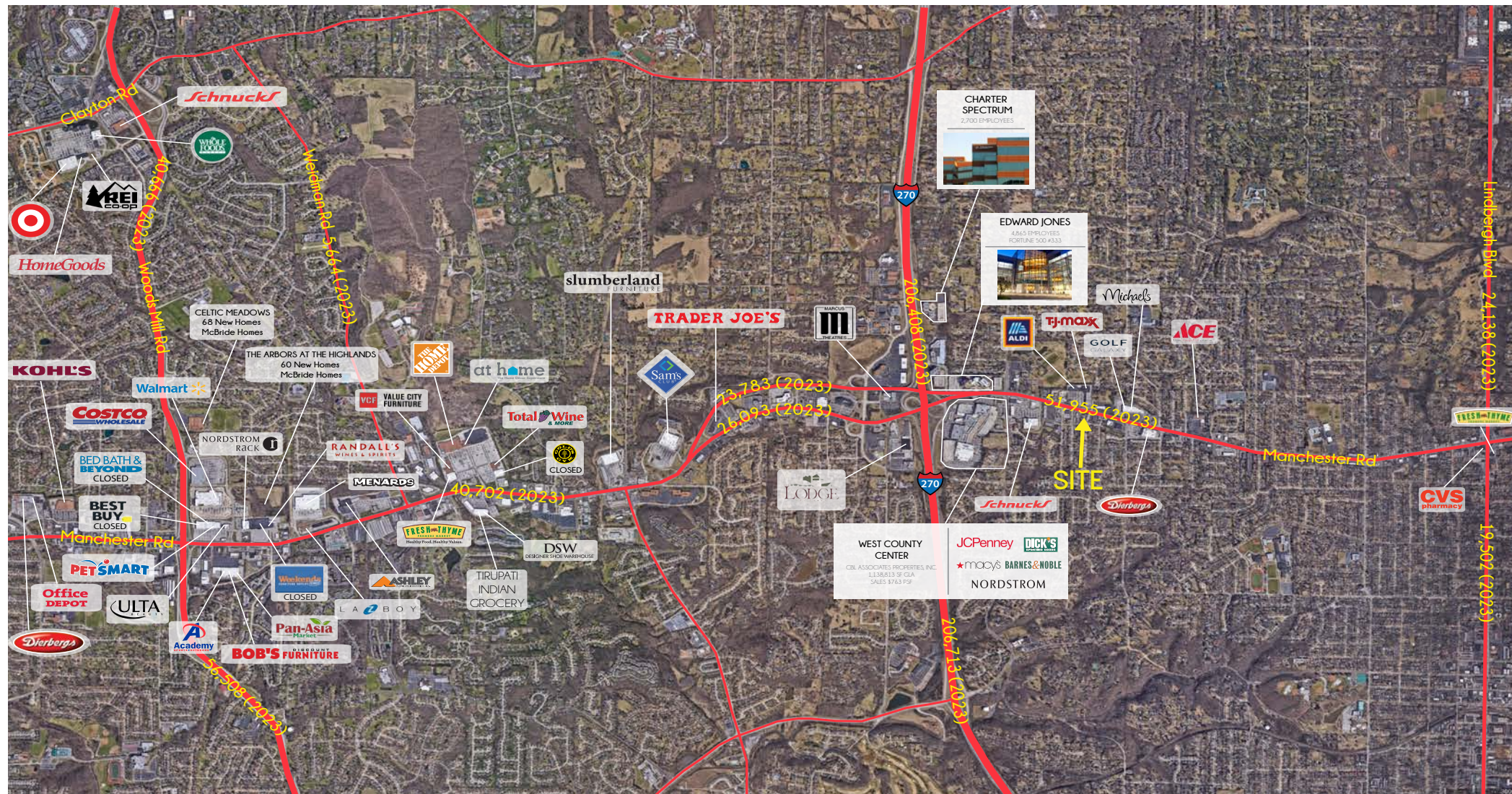
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