



14615 MANCHESTER RD

BALLWIN, MO 63011

1,500 SF STREET LEVEL RETAIL, 1,125 SF 2ND LEVEL OFFICE SUITE & 1,125 SF REAR LOWER LEVEL OFFICE SUITE AVAILABLE

14615 MANCHESTER ROAD

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESSEN

314.282.9836 (DIRECT)




314.620.0093 (MOBILE)

REBECCA@L3CORP.NET



- 1,500 SF STREET LEVEL RETAIL/OFFICE SUITE AVAILABLE
- 1,125 SF REAR LOWER LEVEL & 1,125 SF 2ND LEVEL OFFICE SUITES AVAILABLE
- OVER 48,000 VEHICLES PER DAY ON MANCHESTER ROAD
- LARGE REAR PARKING LOT WITH DIRECT ACCESS TO SUITE
- 4/1,000 PARKING RATIO

POPULATION ANALYSIS

POPULATION	 <u>1 MILE</u> 10,887	<u>3 MILES</u> 86,678	<u>5 MILES</u> 164,463
HOUSEHOLDS	 <u>1 MILE</u> 4,316	<u>3 MILES</u> 34,274	<u>5 MILES</u> 64,586
AVG HH INCOME	 <u>1 MILE</u> \$106,952	<u>3 MILES</u> \$127,445	<u>5 MILES</u> \$141,537

VIEW &
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DEMO
REPORT



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LOWER LEVEL INTERIOR PHOTOS

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MARKET AERIAL

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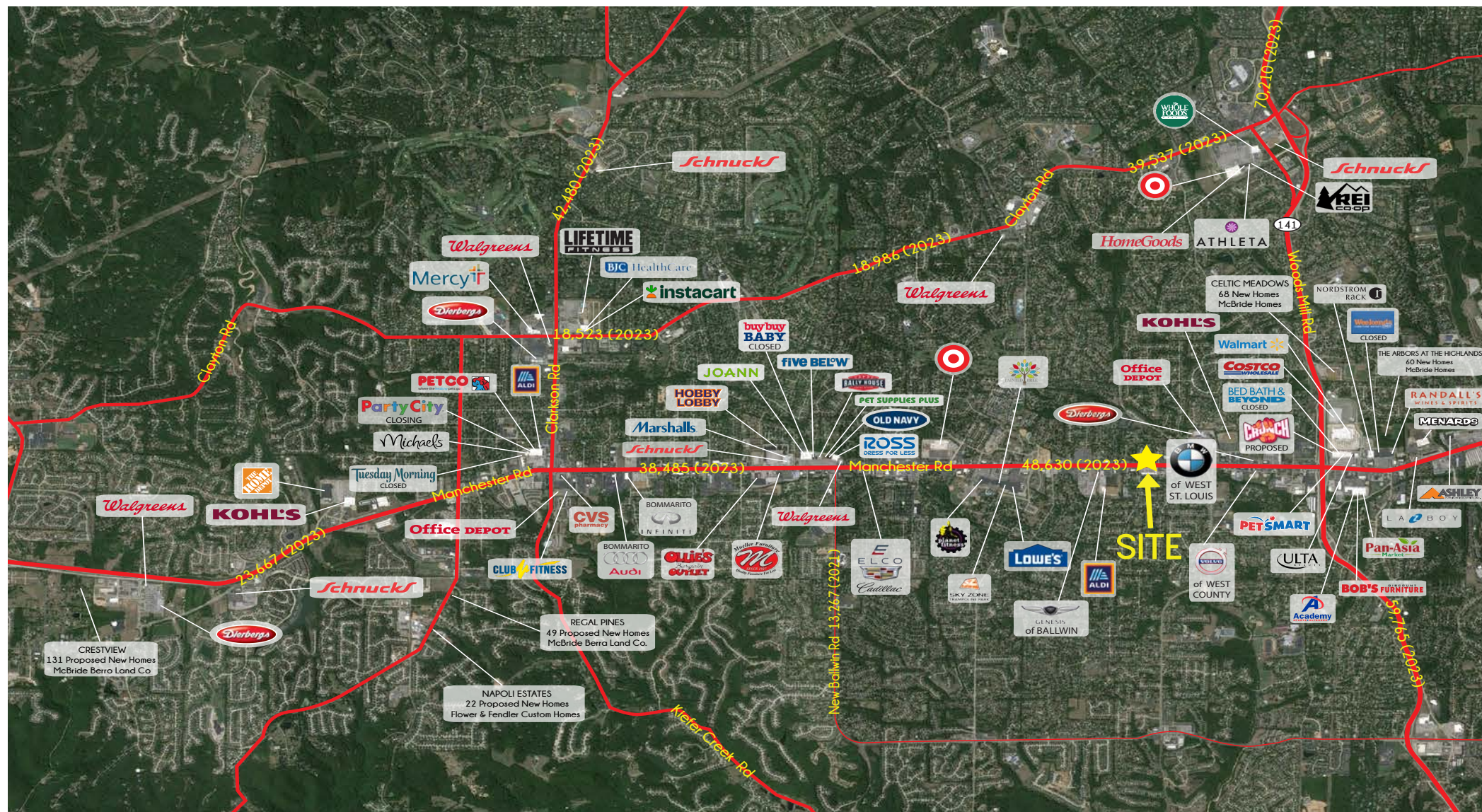
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