



**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:

L<sup>3</sup> CORPORATION

REBECCA THESSSEN

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- 1,500 SF STREET LEVEL RETAIL/OFFICE SUITE AVAILABLE
- 1,125 SF REAR LOWER LEVEL & 1,125 SF 2ND LEVEL OFFICE SUITES AVAILABLE
- OVER 47,000 VEHICLES PER DAY ON MANCHESTER ROAD
- LARGE REAR PARKING LOT WITH DIRECT ACCESS TO SUITE
- 4/1,000 PARKING RATIO

### VIRTUAL WALKTHROUGH:

FIRST FLOOR  
SUITE 104



SECOND FLOOR  
SUITE 204



LOWER LEVEL  
SUITE L04



VIEW &  
DOWNLOAD:

DEMO  
REPORT

### POPULATION ANALYSIS

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

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## LOWER LEVEL INTERIOR PHOTOS

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## MARKET AERIAL

PLEASE CONTACT:

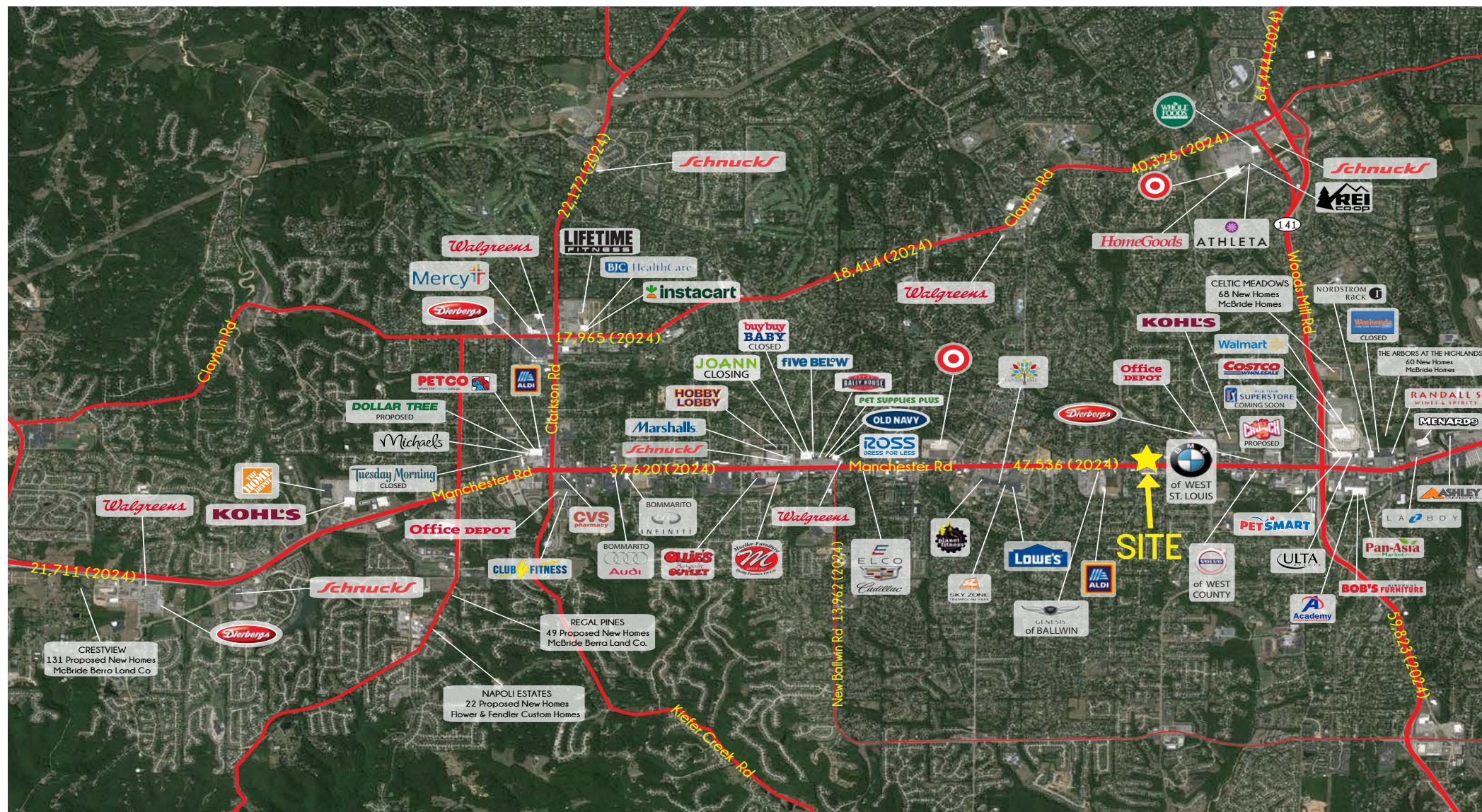
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