



14615 MANCHESTER RD

BALLWIN, MO 63011

1,125 SF LOWER LEVEL OFFICE SUITE AVAILABLE

14615 MANCHESTER ROAD

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)




314.620.0093 (MOBILE)

REBECCA@L3CORP.NET



- 1,125 SF LOWER LEVEL SUITE AVAILABLE
- IDEAL SPACE FOR SMALL OFFICE USER
- 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> 11,328	<u>3 MILES</u> 86,384	<u>5 MILES</u> 165,471
HOUSEHOLDS	 <u>1 MILE</u> 4,501	<u>3 MILES</u> 33,920	<u>5 MILES</u> 64,478
AVG HH INCOME	 <u>1 MILE</u> \$107,087	<u>3 MILES</u> \$129,548	<u>5 MILES</u> \$143,321

VIEW &
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DEMO
REPORT



Commercial
Real Estate

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INTERIOR PHOTOS

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MARKET AERIAL

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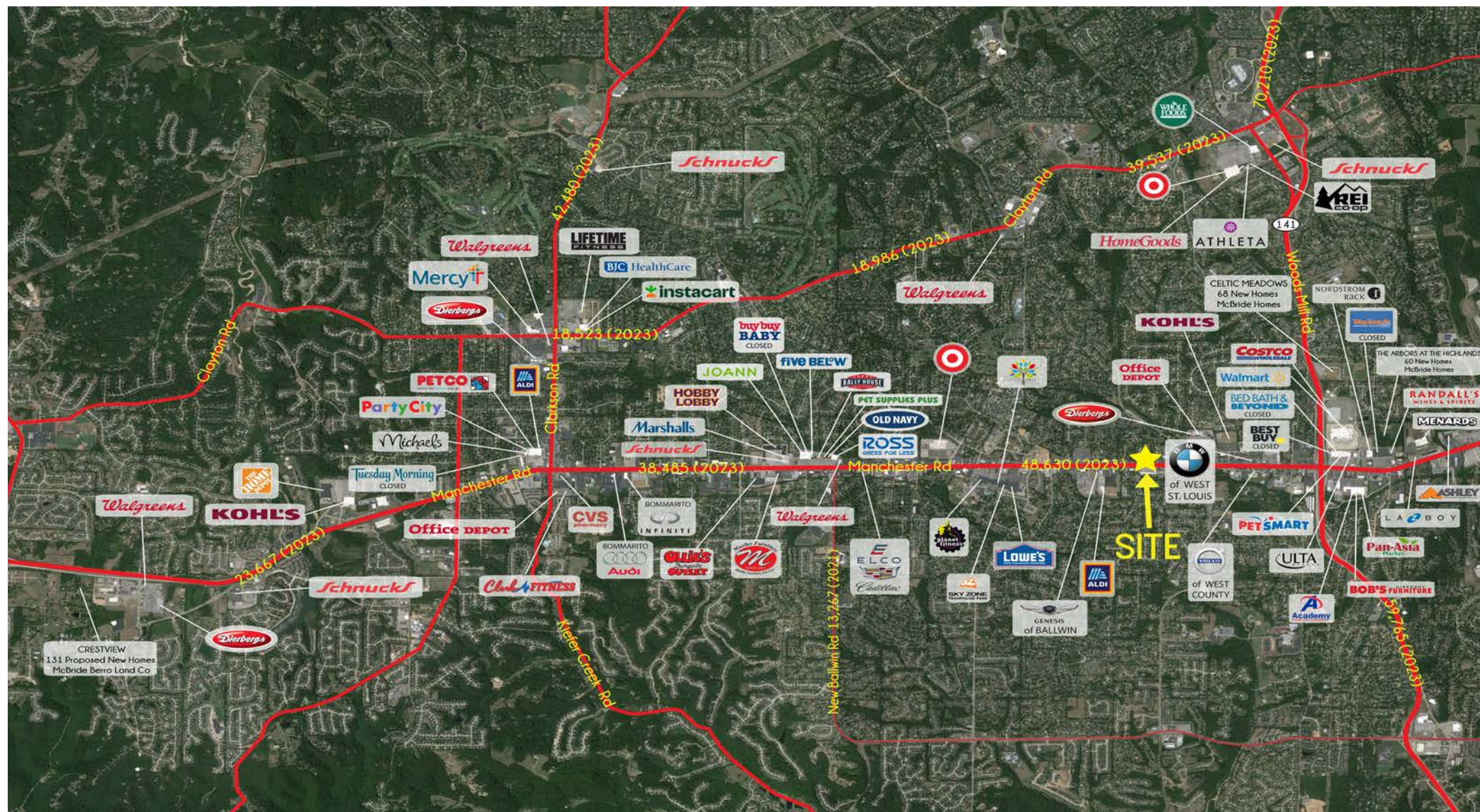
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