



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> 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 &
DOWNLOAD:

DEMO
REPORT



Commercial
Real Estate

14615 MANCHESTER ROAD

INTERIOR PHOTOS

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET



14615 MANCHESTER ROAD

MARKET AERIAL

PLEASE CONTACT:

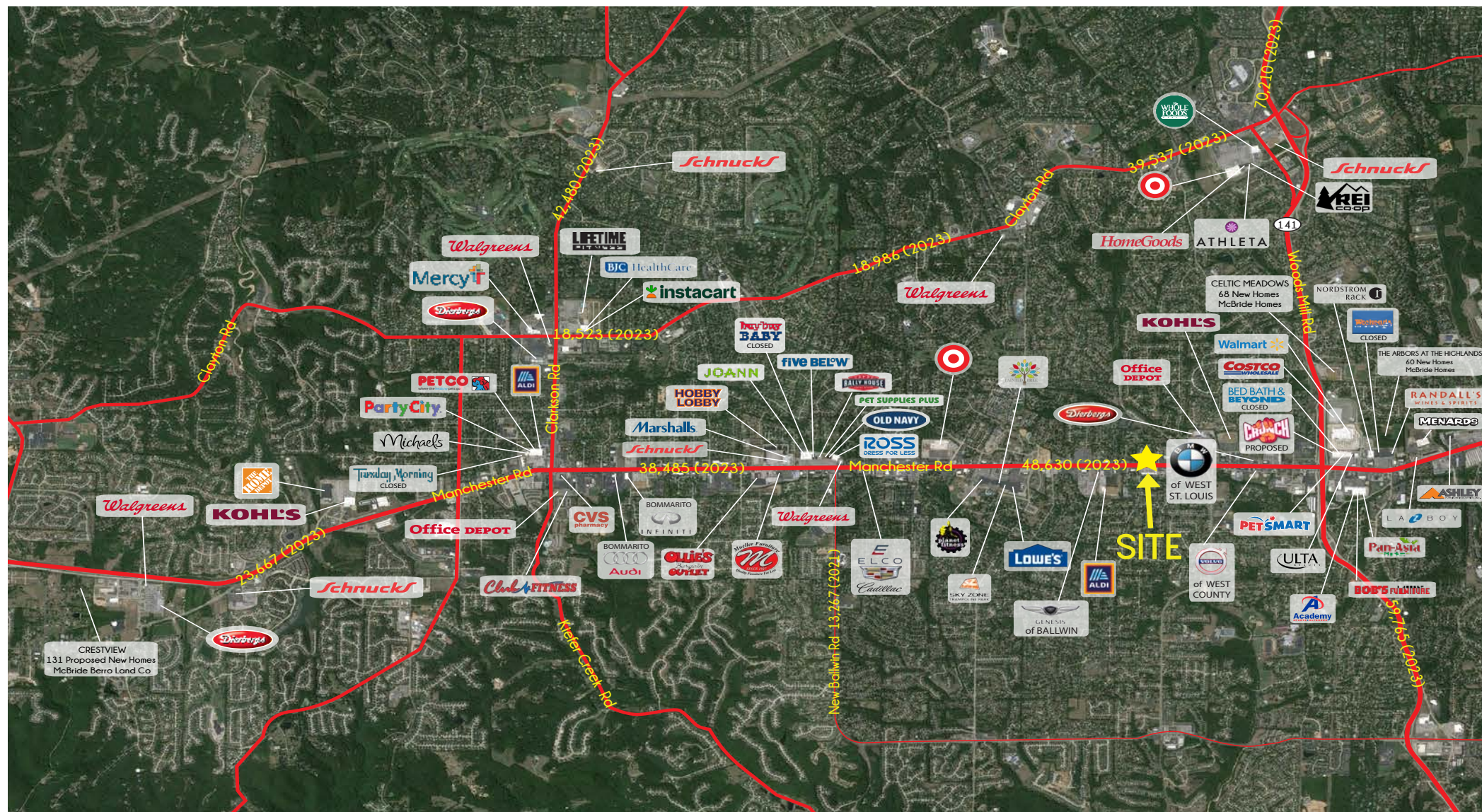
L³ CORPORATION

REBECCA THESSON

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET



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.