



Edward Jones

Great Clips

AIR FORCE

K&D COUNTERTOPS

JORDAN
JEWELRY

westrock
ORTHODONTICS

SUNNYSIDE PLAZA

15008-15028 MANCHESTER ROAD BALLWIN, MO 63011

FULLY LEASED!

SUNNYSIDE PLAZA

SITE PLAN & DEMOS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

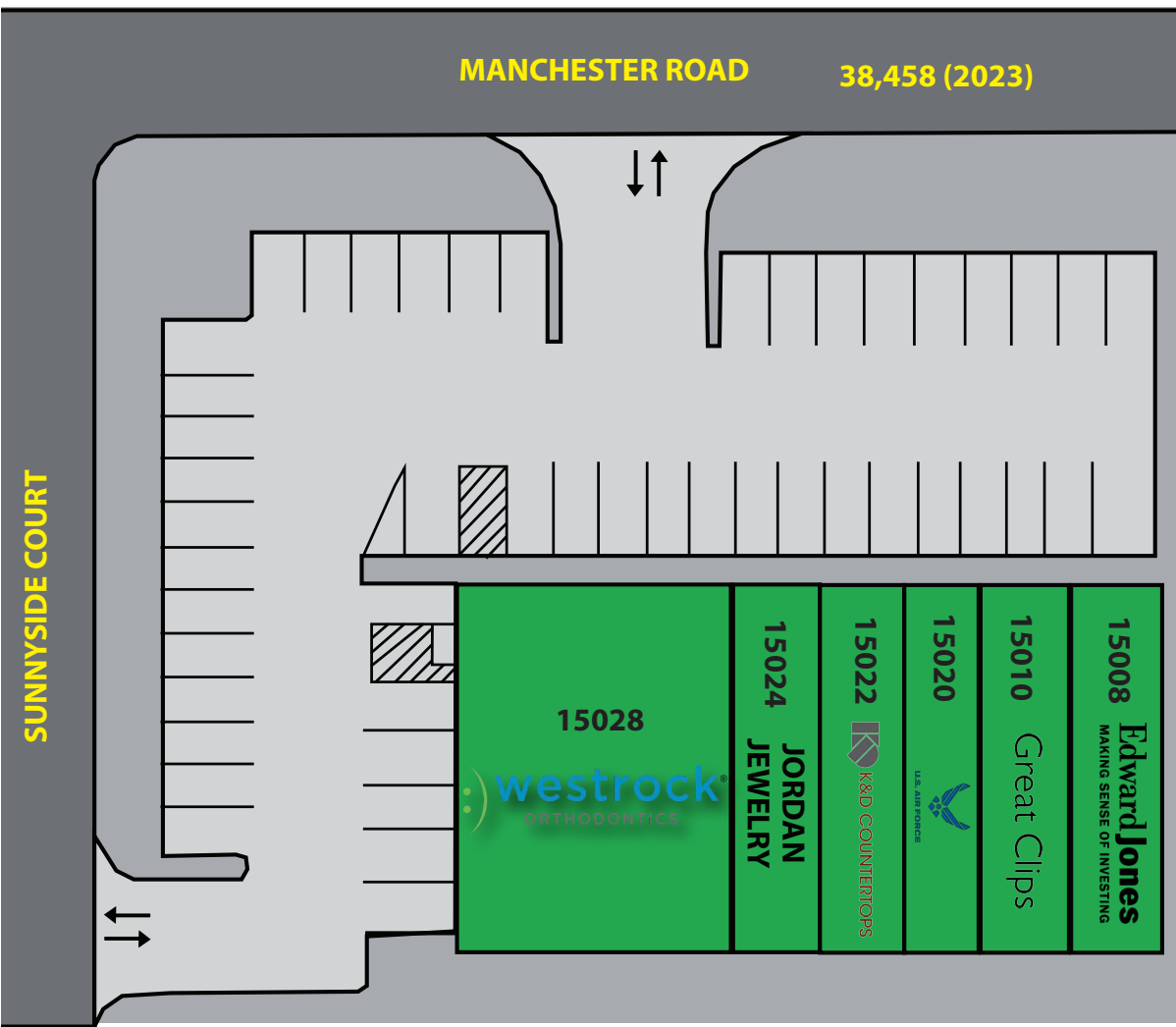
314.708.2009 (MOBILE)

RICK@L3CORP.NET

- OVER 38,000 VEHICLES PER DAY ON MANCHESTER ROAD
- NEARBY TENANTS INCLUDE TARGET, LOWE'S, JOANN FABRIC, ROSS, FIVE BELOW, MARSHALLS, SCHNUCKS, HOBBY LOBBY, AND MORE
- EASY ACCESS AND AMPLE PARKING




MANCHESTER ROAD 38,458 (2023)

SUNNYSIDE COURT



POPULATION ANALYSIS

VIEW & DOWNLOAD:
DEMO REPORT

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
11,409	4,773	\$103,962
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
85,269	33,284	\$129,632
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
165,675	65,026	\$139,493



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.

SUNNYSIDE PLAZA

MARKET AERIAL

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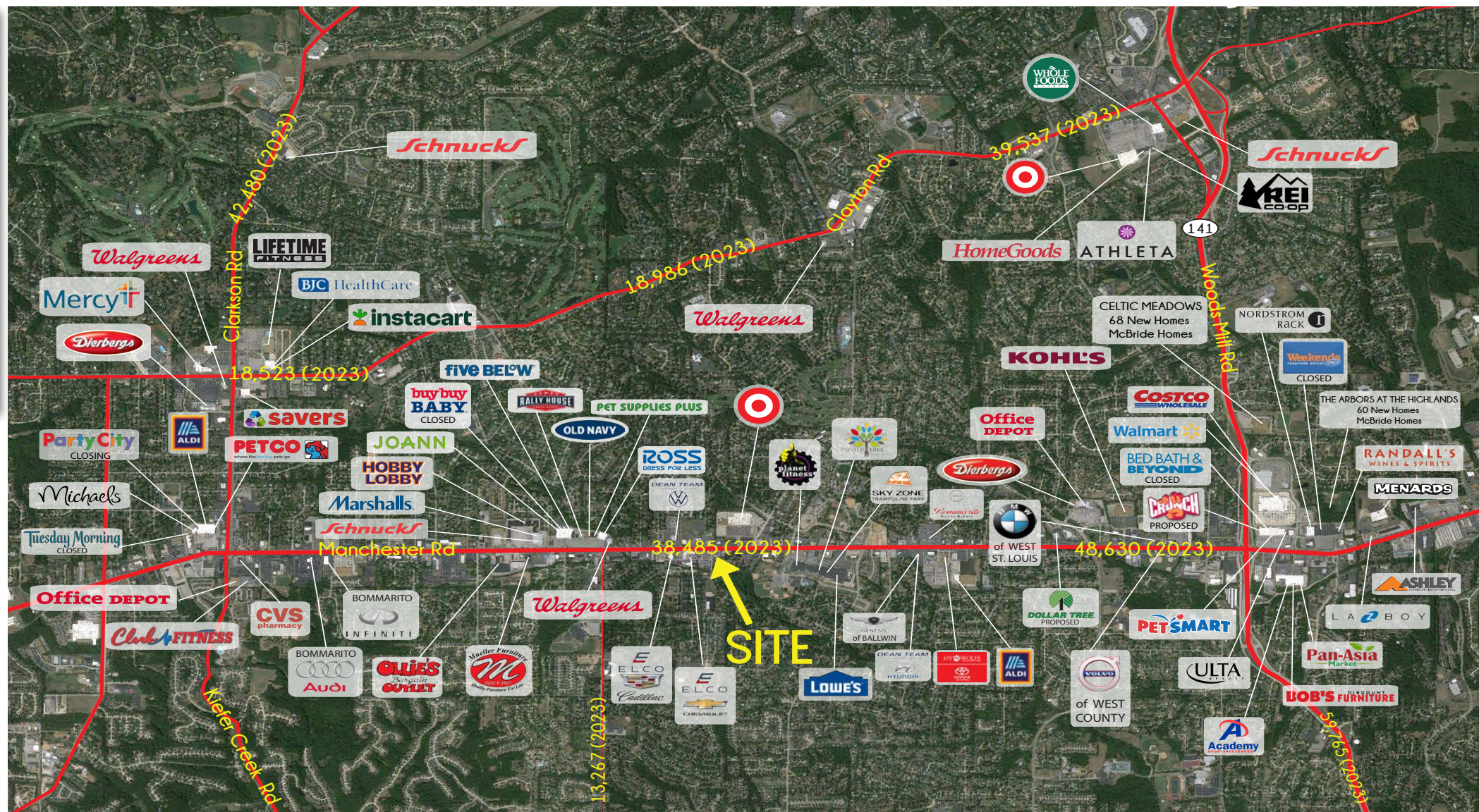
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