



Edward Jones

Great Clips

AIR FORCE

K&D COUNTERTOPS

YOUR NAME
HERE

cardinal
orthodontics

SUNNYSIDE PLAZA

15008-15028 MANCHESTER ROAD BALLWIN, MO 63011

1,267 SF AVAILABLE

SUNNYSIDE PLAZA

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

PAIGE BARTON

314.469.7400 X106 (DIRECT)

314.629.2218 (MOBILE)

PAIGE@L3CORP.NET

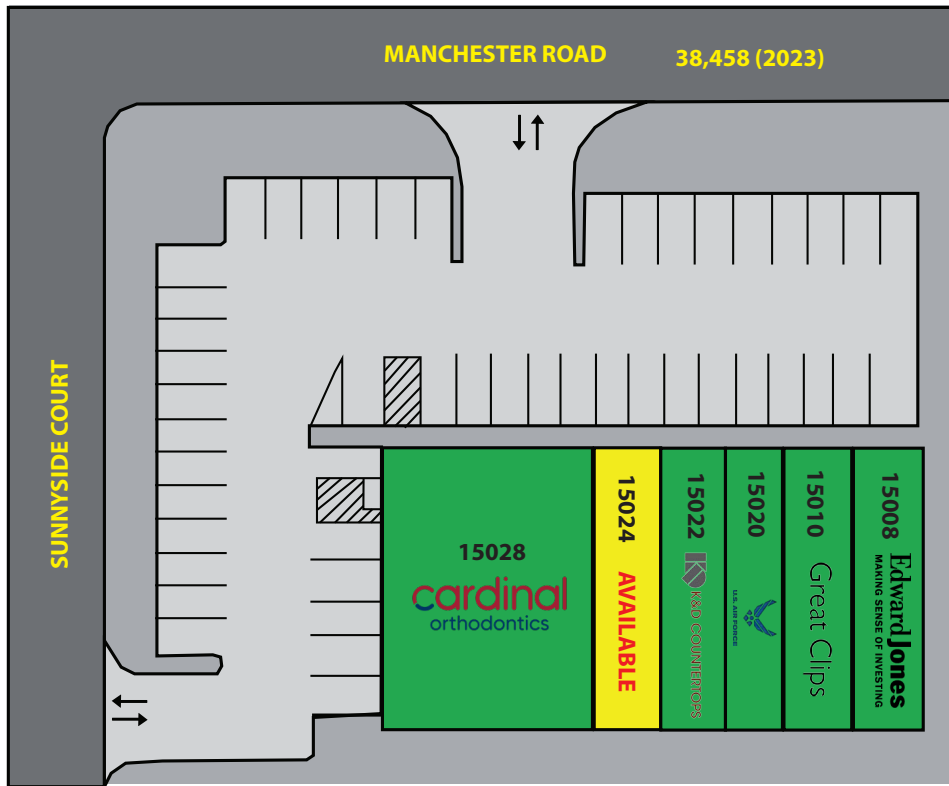
L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET



- 1,267 SF SUITE AVAILABLE
- OVER 38,000 VEHICLES PER DAY ON MANCHESTER ROAD
- NEARBY TENANTS INCLUDE TARGET, LOWE'S, JOANN FABRIC, ROSS, FIVE BELOW, MARSHALLS, SCHNUCKS, AND MORE
- EASY ACCESS AND AMPLE PARKING
- PERFECT SPACE FOR A SERVICE ORIENTED BUSINESS BENEFITING FROM HIGH VISIBILITY
- CALL BROKER FOR MORE DETAILS

SPACE	TENANT	SF
15008	EDWARD JONES	1,295
15010	GREAT CLIPS	1,339
15020	AIR FORCE	960
15022	K&D COUNTERTOPS	1,312
15024	AVAILABLE	1,267
15028	CARDINAL ORTHODONTICS	2,961



POPULATION ANALYSIS

		1 MILE	3 MILES	5 MILES
POPULATION		10,740	84,936	167,887
HOUSEHOLDS		4,387	32,872	65,189
AVG HH INCOME		\$105,896	\$131,359	\$141,588

VIEW & DOWNLOAD:

DEMO REPORT

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

PLEASE CONTACT:

PAIGE BARTON

314.469.7400 X106 (DIRECT)

314.629.2218 (MOBILE)

PAIGE@L3CORP.NET

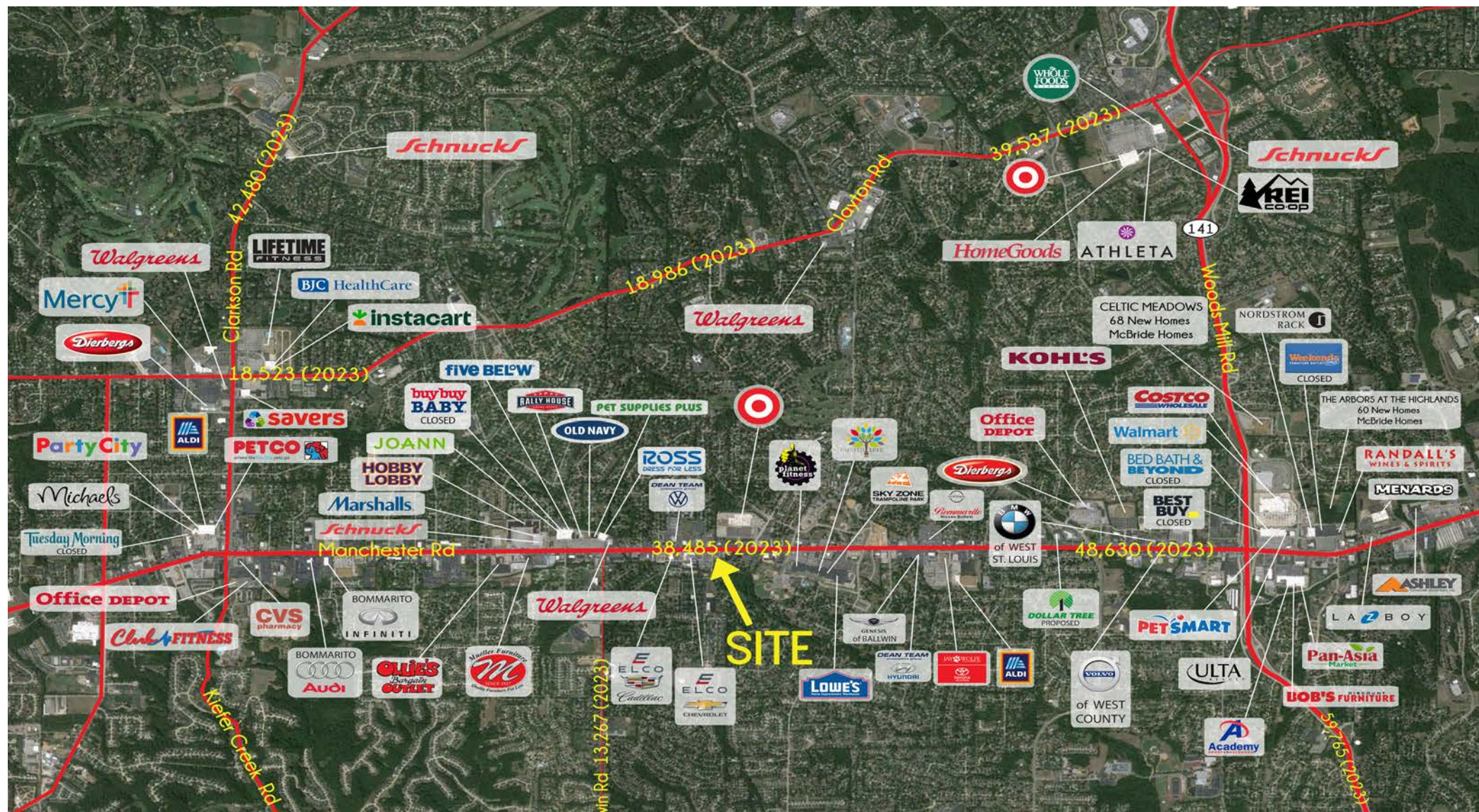
L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@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.