



Edward Jones

Great Clips

AIR FORCE

K&D COUNTERTOPS

YOUR NAME
HERE

westrock
ORTHODONTICS

SUNNYSIDE PLAZA

15008-15028 MANCHESTER ROAD BALLWIN, MO 63011

1,267 SF AVAILABLE

SUNNYSIDE PLAZA

FLOOR PLAN & DEMOGRAPHICS

PLEASE CONTACT:

PAIGE BARTON

314.469.7400 X106 (DIRECT)

314.629.2218 (MOBILE)

PAIGE@L3CORP.NET

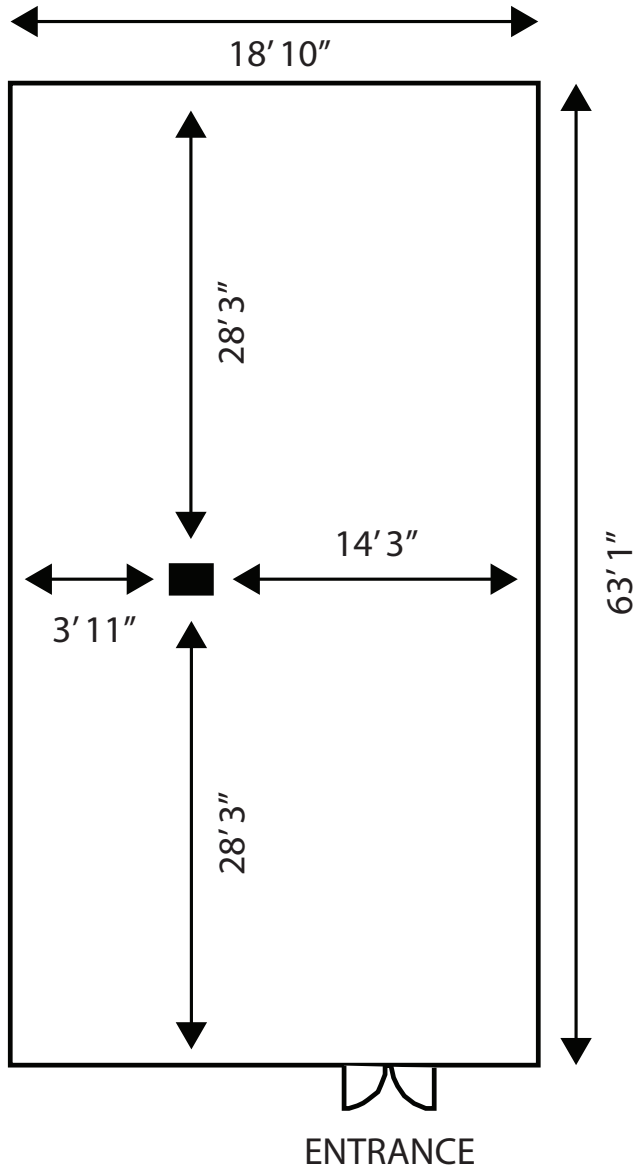
L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET



MANCHESTER ROAD 38,458 (2023)

- 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

VIEW &
DOWNLOAD:

**DEMO
REPORT**

POPULATION ANALYSIS

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

SUNNYSIDE PLAZA

SITE PLAN

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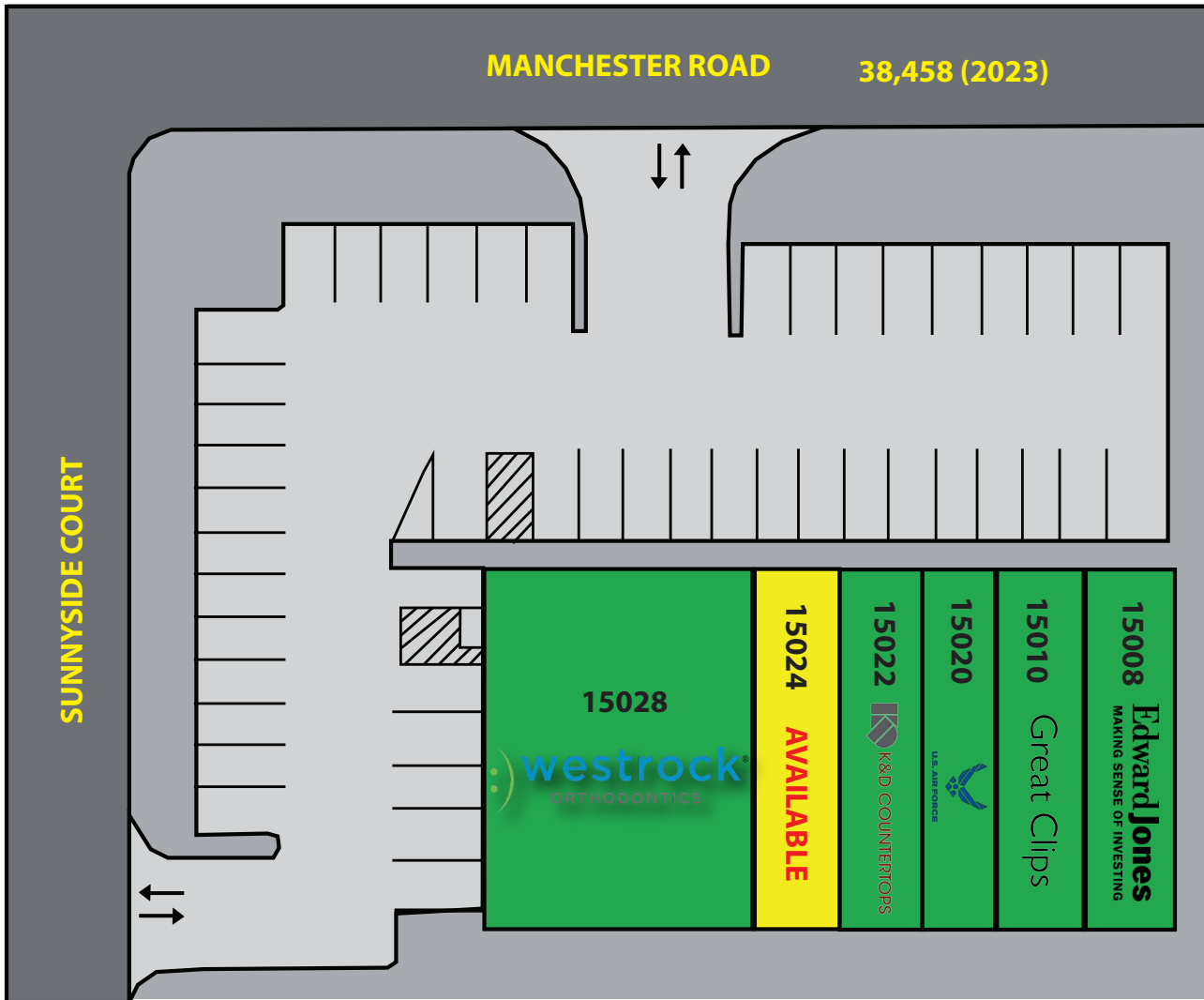
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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
15008	EDWARD JONES	1,295
15010	GREAT CLIPS	1,339
15020	AIR FORCE	960
15022	K&D COUNTERTOPS	1,312
15024	AVAILABLE	1,267
15028	WESTROCK ORTHODONTICS	2,961



SUNNYSIDE PLAZA

MARKET AERIAL

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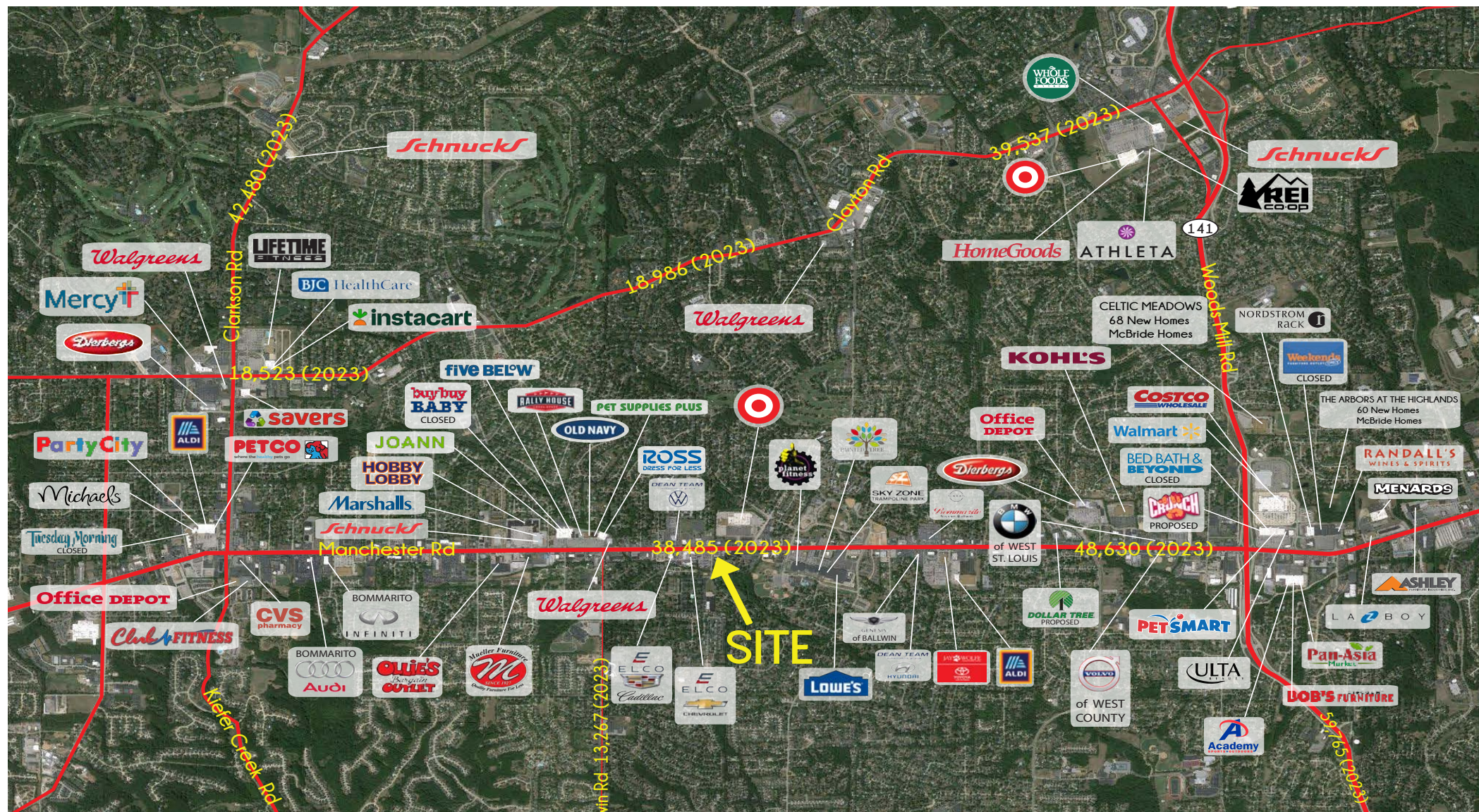
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