



L3 CORPORATION
FOR MORE
INFORMATION
314.469.7400
L3CORP.NET

Rate
Fixed
Fixed
TERMS &
CONDITIONS APPLY
6566



14346 MANCHESTER RD

MANCHESTER, MO 63011

2,976 SF OFFICE/RETAIL FOR LEASE



14346 MANCHESTER ROAD

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)




314.620.0093 (MOBILE)

REBECCA@L3CORP.NET



- FREESTANDING TWO-STORY BUILDING IDEAL FOR SINGLE TENANT USE
- SITUATED NEAR SIGNALIZED INTERSECTION ON MANCHESTER ROAD AND ROUTE 141 FOR CONVENIENT ACCESS
- 13 SURFACE PARKING SPACES
- MANCHESTER ROAD FRONTAGE WITH GREAT VISIBILITY, INCLUDING OVER 48,000 VEHICLES PER DAY

POPULATION ANALYSIS

| | | | |
|---------------|--|-----------------------------|-----------------------------|
| POPULATION |  <u>1 MILE</u> 9,602 | <u>3 MILES</u> 84,783 | <u>5 MILES</u> 164,966 |
| HOUSEHOLDS |  <u>1 MILE</u> 3,709 | <u>3 MILES</u> 34,138 | <u>5 MILES</u> 64,740 |
| AVG HH INCOME |  <u>1 MILE</u> \$100,442 | <u>3 MILES</u> \$127,090 | <u>5 MILES</u> \$142,931 |



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.

14346 MANCHESTER ROAD

MARKET AERIAL

PLEASE CONTACT:

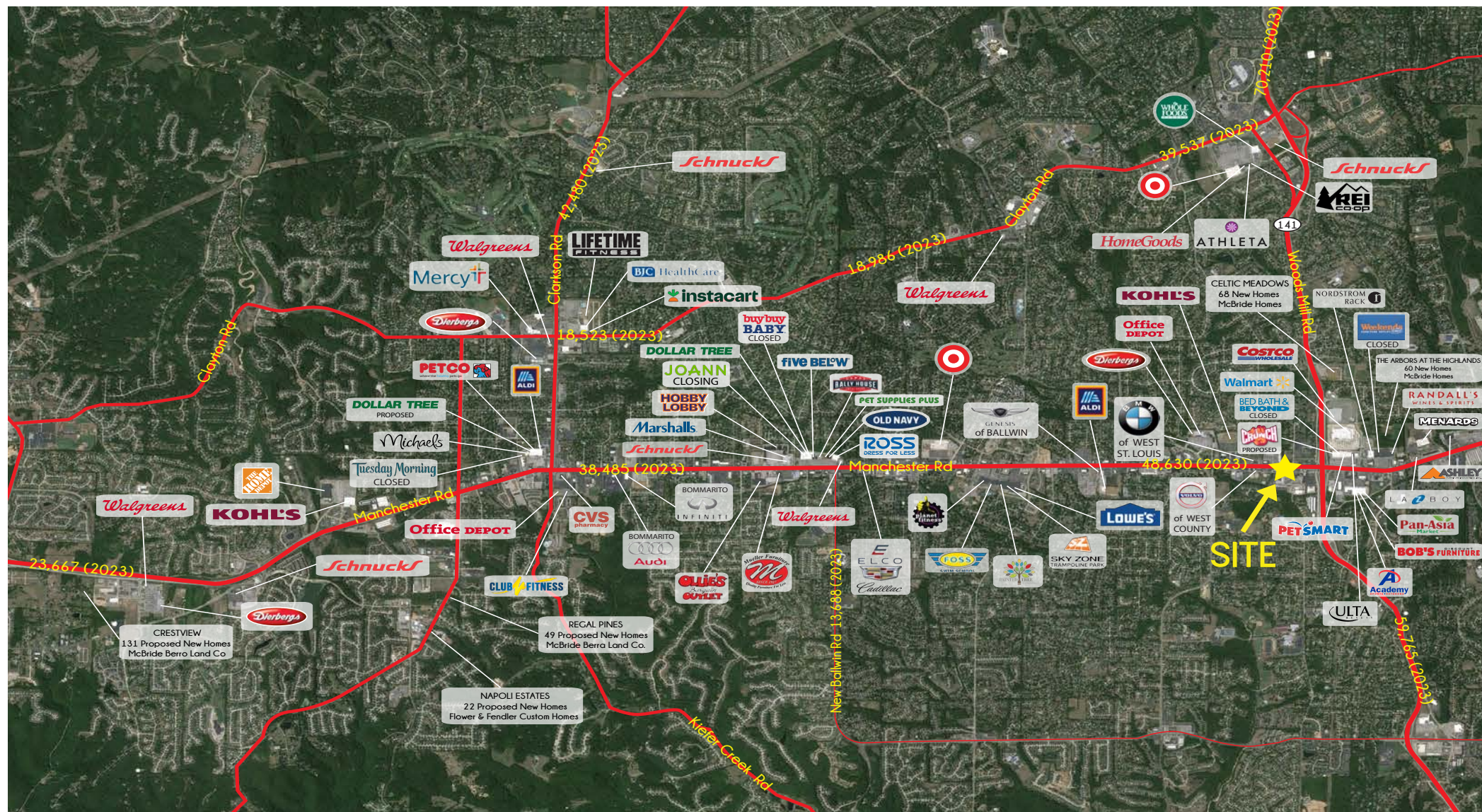
L³ CORPORATION

REBECCA THESSEN

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.