

2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

10,077 | 69,404 | 176,487



Daytime Population

6,232 | 72,456 | 197,942



Median Household Income

\$131,582 | \$147,477 | \$131,653

INVESTMENT PROPERTY FOR SALE

11111 Manchester Road | Kirkwood, Missouri 63122

0.62 Acre | Sale Price: \$3,175,000

PROPERTY DETAILS

Strong gross sales to rent ratio

Newly rebuilt building structure, parking lot,
roof, and all utilities

Tenant will sign a new 10-year absolute net lease at closing

Manchester Road - 32,771 VPD

John Shuff
314.785.7630
jshuff@paceproperties.com

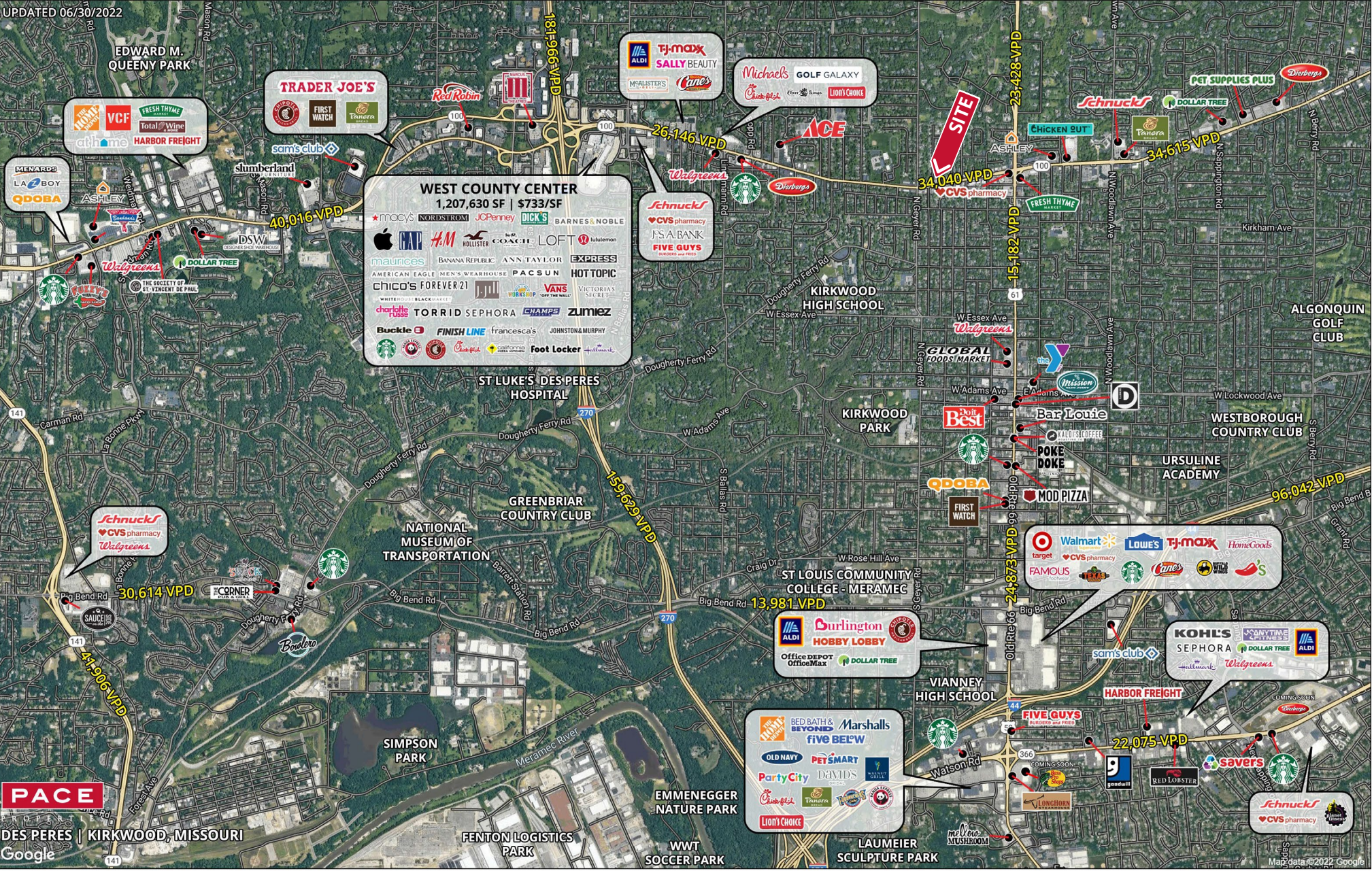
PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial

UPDATED 06/30/2022



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