

2022 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

8,445 | 61,530 | 166,558



Daytime Population

10,749 | 69,141 | 207,638



Median Household Income

\$124,610 | \$116,813 | \$110,845

GROUND LEASE AVAILABLE

11768 Manchester Rd | Des Peres, Missouri 63131

0.90 acres | Ground Lease Rate: \$150,000/year, absolute net

PROPERTY DETAILS

Pad site available

Signalized access with Dierbergs at Tallie Drive

Great visibility from Manchester Road

Drive-thru possible

Manchester Road - 26,146 VPD

Connor Wiemann

314.785.7627

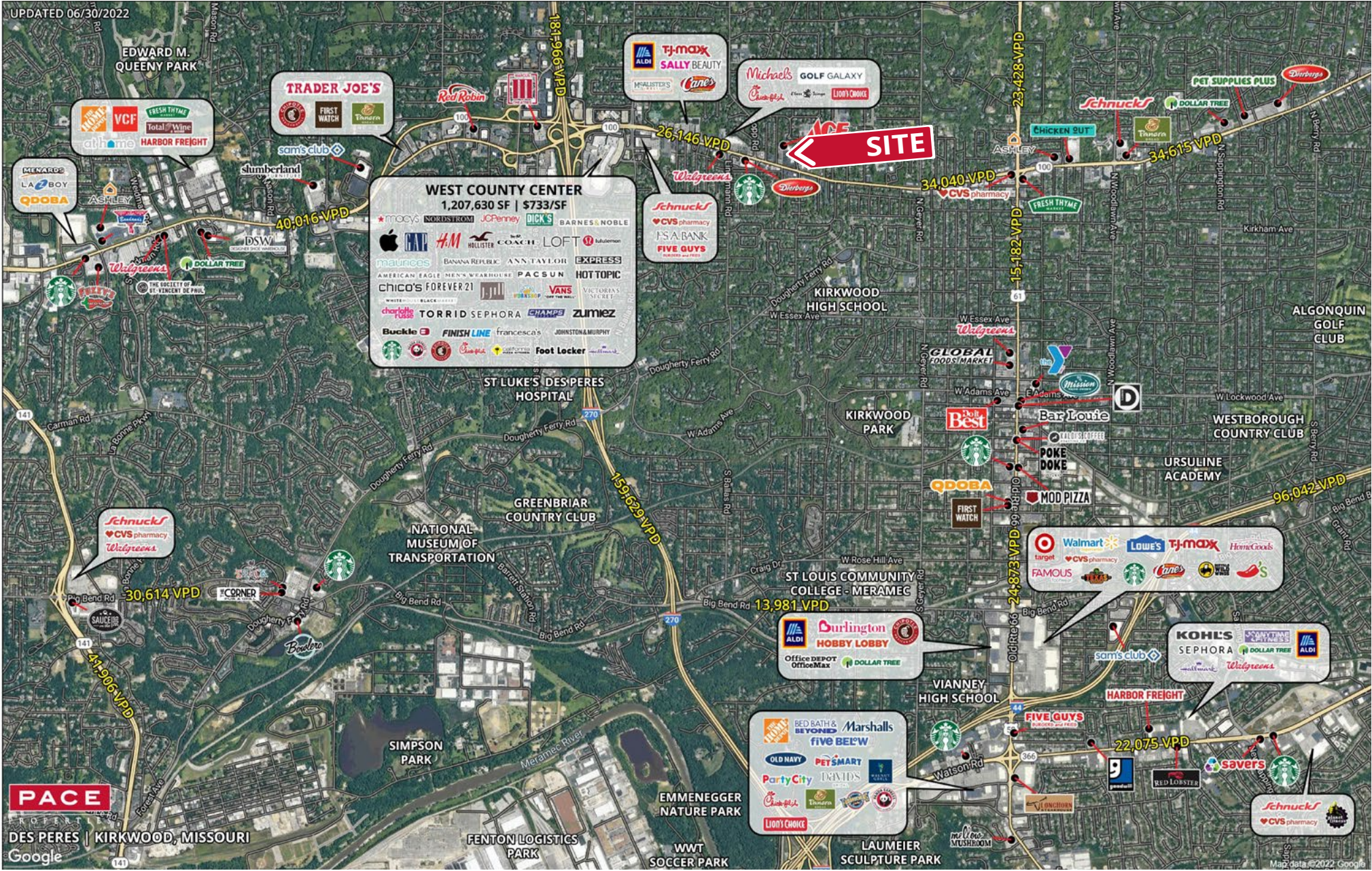
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Trade Area Aerial



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Potential Site Plan

