



## 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

6,970 | 68,248 | 167,949



### Daytime Population

8,908 | 56,166 | 161,967



### Median Household Income

\$113,510 | \$124,550 | \$130,698

# FOR LEASE

13956 Manchester Road | St. Louis, Missouri 63131

2,520 SF Endcap | Call for details

## PROPERTY DETAILS

Great visibility from Manchester Road

Immediate occupancy

Strong demographics

Free-standing building

Drive-thru possible

Two sides of signage

Manchester Road: 43,247 VPD

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### Evan Barnett

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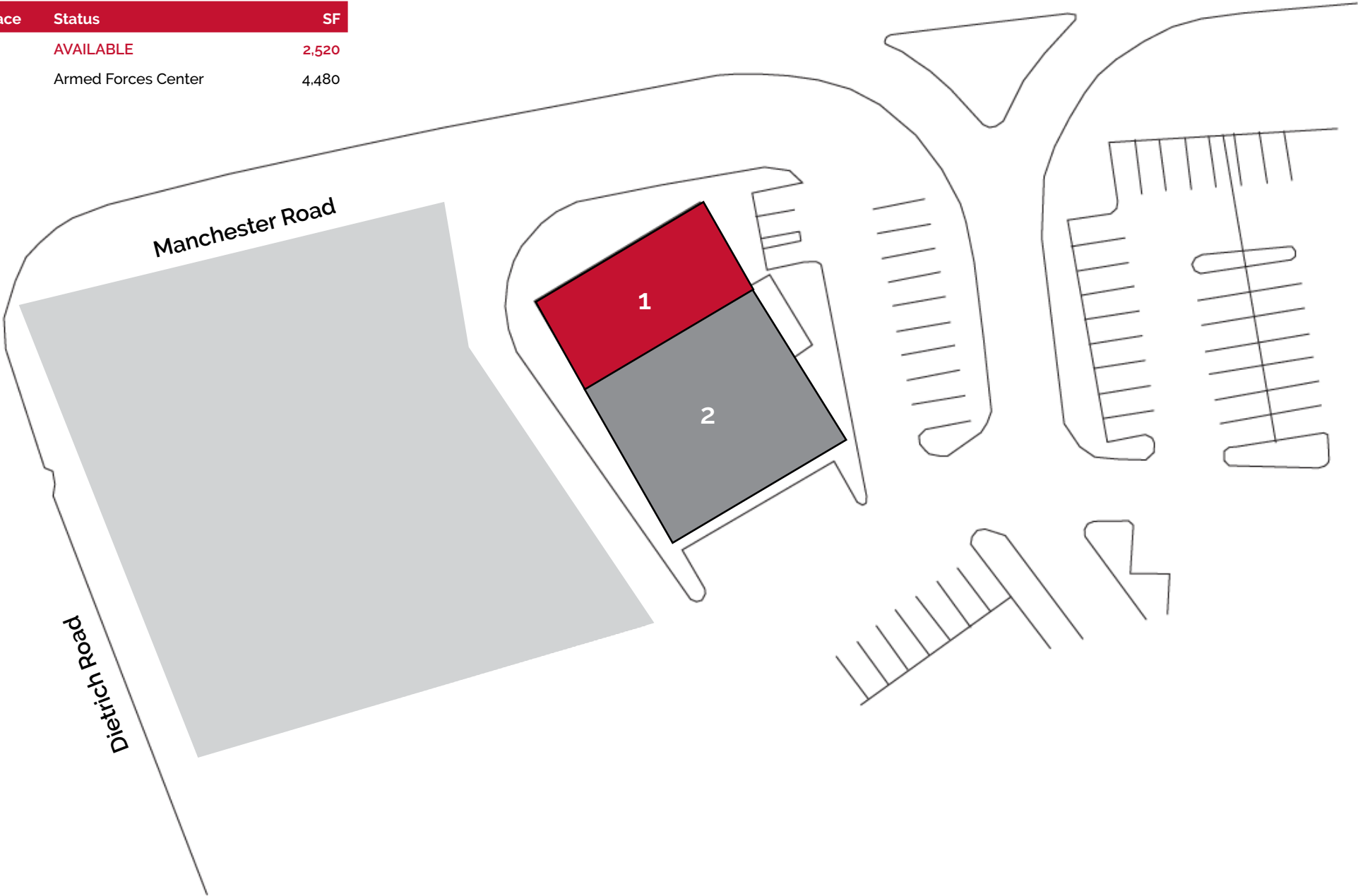
[PACEPROPERTIES.COM](http://PACEPROPERTIES.COM) | 314.968.9898

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.

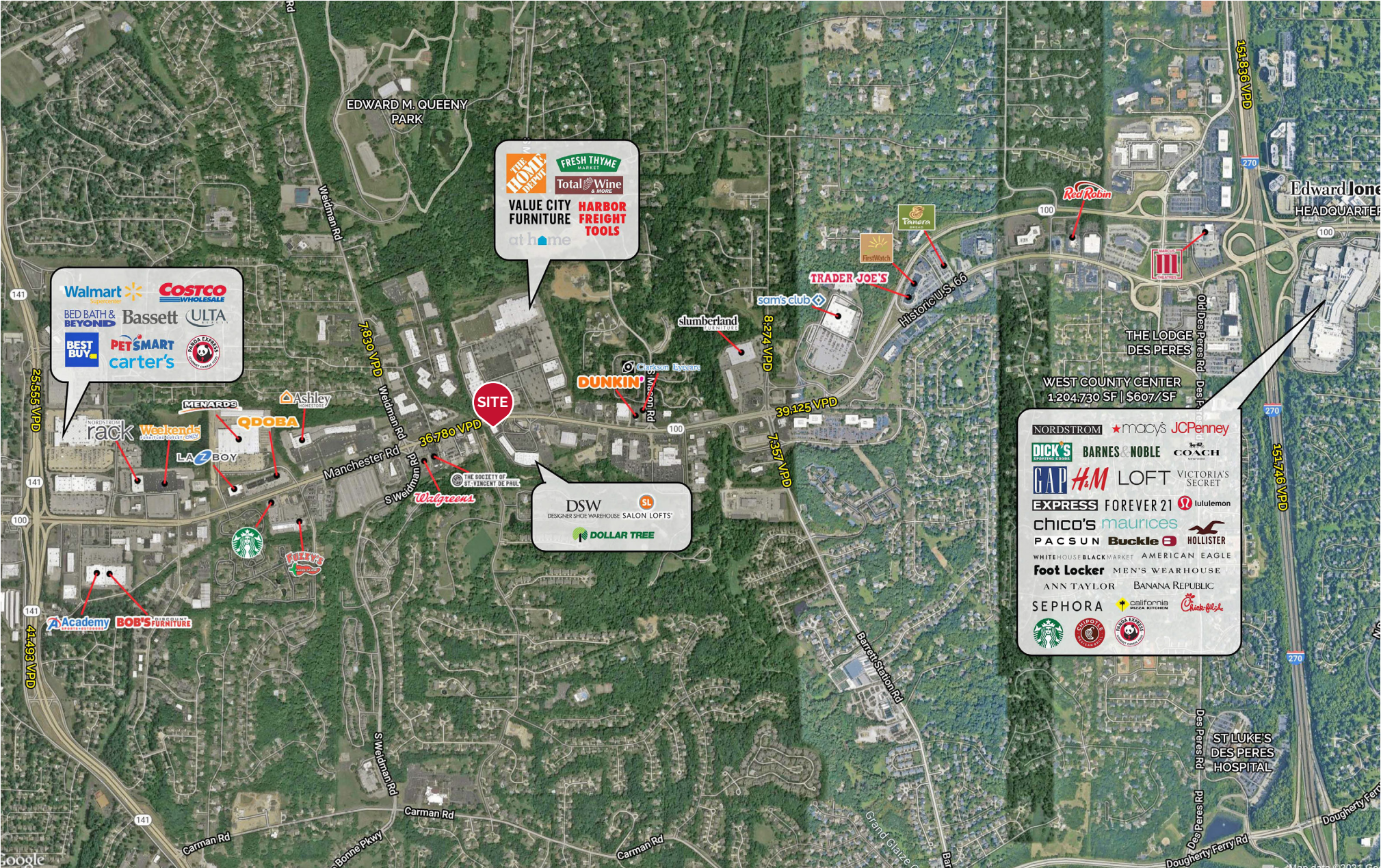
# Site Plan

Space	Status	SF
1	AVAILABLE	2,520
2	Armed Forces Center	4,480





# Trade Area Aerial



**Walmart** **COSTCO WHOLESALE**  
**BED BATH & BEYOND** **Bassett** **ULTA**  
**BEST BUY** **PETSMART** **carter's**

**THE HOME DEPOT** **FRESH THYME MARKET**  
**Total Wine & More**  
**VALUE CITY FURNITURE** **HARBOR FREIGHT TOOLS**  
**at home**

**DSW** **SL**  
 DESIGNER SHOE WAREHOUSE SALON LOFTS  
**DOLLAR TREE**

**NORDSTROM** **macy's** **JCPenney**  
**DICK'S Sporting Goods** **BARNES & NOBLE** **COACH**  
**MACYS** **H&M** **LOFT** **VICTORIA'S SECRET**  
**EXPRESS** **FOREVER 21** **lululemon**  
**chico's** **maurices**  
**PACSUN** **Buckle** **HOLLISTER**  
**WHITEHOUSEBLACKMARKET** **AMERICAN EAGLE**  
**foot Locker** **MEN'S WEARHOUSE**  
**ANN TAYLOR** **BANANA REPUBLIC**  
**SEPHORA** **california pizza kitchen** **Chick-fil-A**  
**Starbucks** **PIZZA HUT** **USA EXPRESS**

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