



Located near St Louis's
#1 Busiest Intersection

2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

8,123 | 77,212 | 165,334



Daytime Population

8,425 | 50,059 | 150,414



Median Household Income

\$106,762 | \$117,442 | \$131,329

FOR SALE OR LEASE

14205 Manchester Road | Manchester, Missouri 63011
112,580 SF | Call for Details | Triple Nets: \$2.90/SF (2024 estimate)

PROPERTY DETAILS

Adjacent to Nordstrom Rack, PetSmart, Walmart, & Costco

Signalized access to both Manchester Road & Hwy 141

Dominant West County intersection

Highway 141 - 27,404 VPD | Manchester Road - 39,161 VPD

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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



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ELLISVILLE | BALLWIN | MANCHESTER, MISSOURI

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