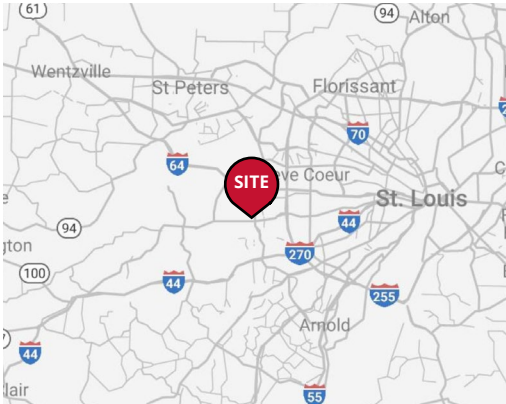


Potential for a coffee user!



2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

9,678 | 83,950 | 164,006



Daytime Population

7,444 | 48,881 | 149,574



Median Household Income

\$97,595 | \$116,018 | \$132,239

LAND FOR SALE OR LEASE

(Owner Under Contract)

14352 Manchester Road | Manchester, Missouri 63011

0.42 Acre | Call for Details

PROPERTY DETAILS

+/- 0.42 acre with excellent potential for a coffee user requiring a drive-thru

Located just west of Highway 141 and Manchester Road

Daily traffic count in excess of 46,231 VPD

Strong demographics

Carl Day

314.495.4816

cday@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.

Conceptual Site Plan

