

### 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

9,162 | 61,518 | 167,015



#### Daytime Population

8,111 | 62,524 | 197,863



#### Median Household Income

\$147,033 | \$149,741 | \$137,968

## RETAIL FOR LEASE

Des Peres Commons

11725 Manchester Road | Des Peres, Missouri 63131

Fully Leased | \$28.00/SF, NNN | Triple Nets: \$6.59/SF (2023 estimate)

### PROPERTY DETAILS

Affluent St. Louis suburb

Strong retail node

Manchester Road - 26,146 VPD

**Patrick Willett**

314.785.7631

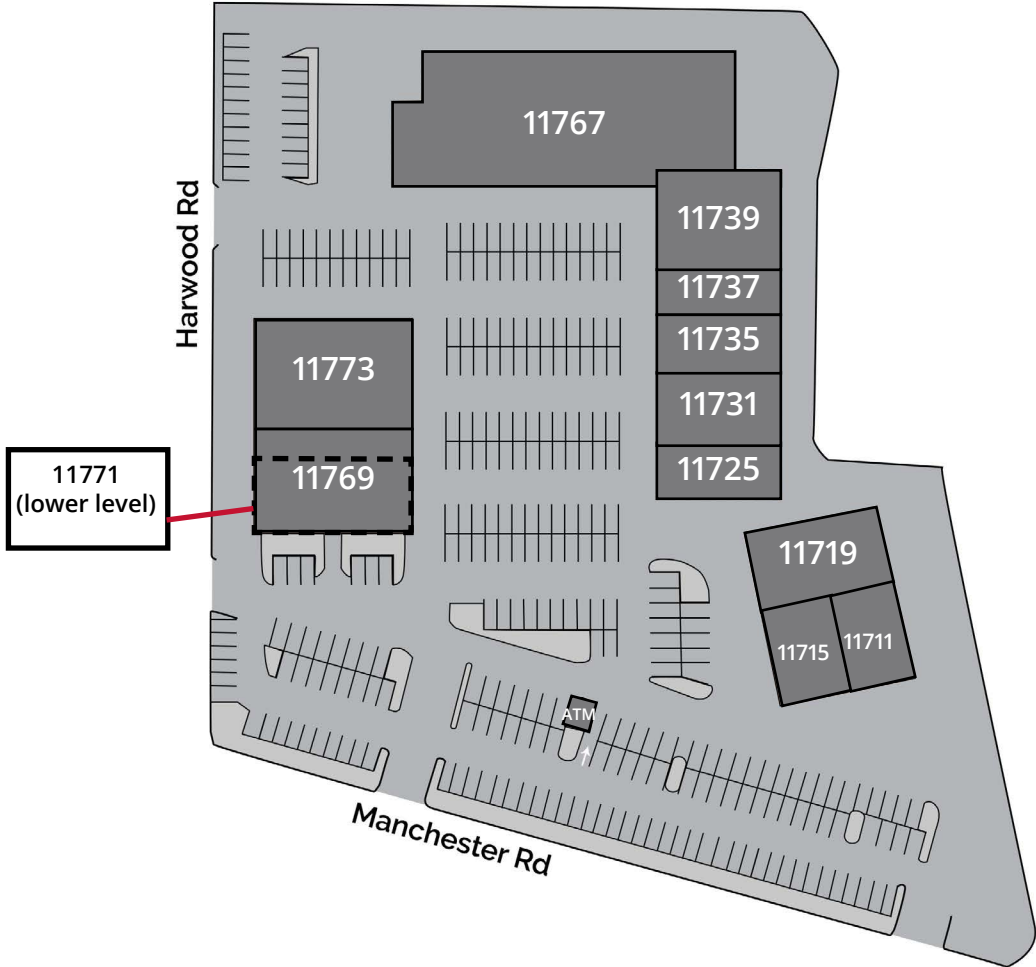
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1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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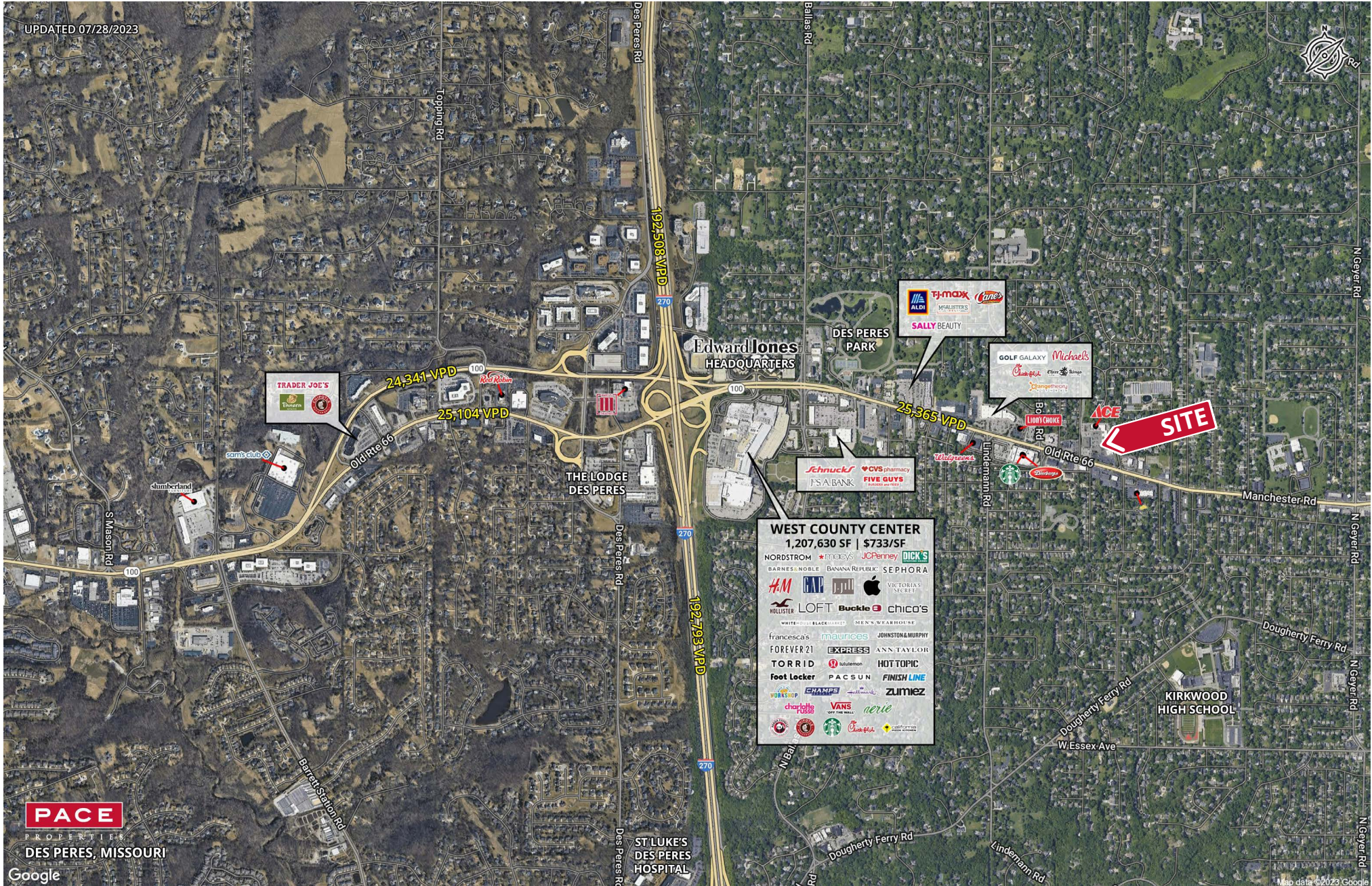
# Site Plan



Space	Status	SF	Space	Status	SF
11711	FedexOffice	2,473	11739	Rise Martial Arts	5,265
11715	Noir Nail Bar	2,356	11767	Ace Hardware	16,600
11719	The Daily Bread	6,059	11769	Circle 7 Ranch	5,177
11725	Smith + Simms	3,240	11771 (LL)	Prana Yoga	3,520
11731	Fleet Feet	4,050	11773	Cat's Meow	4,855
11735	F45	3,240	ATM	Bank of America ATM	
11737	Neuage Wellness	2,025			

# Trade Area Aerial

UPDATED 07/28/2023



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