



## 2022 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

7,172 | 75,281 | 165,122



### Daytime Population

6,886 | 60,842 | 168,574



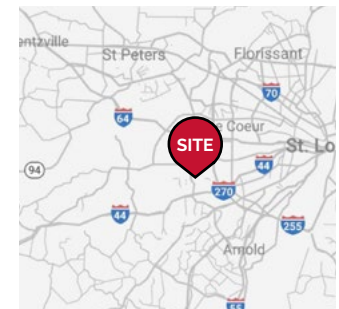
### Median Household Income

\$82,573 | \$97,553 | \$107,576

# RETAIL FOR LEASE

Old Orchard Center | 1250-1288 Old Orchard Center  
St. Louis, Missouri 63011

1,260 - 6,253 SF, 0.56 Acres (Outlot B) | Call for Details  
Triple Nets: \$10.29/SF



## PROPERTY DETAILS

Great visibility from Manchester Road  
Signalized access from Braeshire Drive

Ample parking

Pylon signage

Manchester Road - 43,253 VPD

### Kate Grewe

314.785.7662 | kgrewe@paceproperties.com

### Evan Barnett

314.785.7678 | ebarnett@paceproperties.com

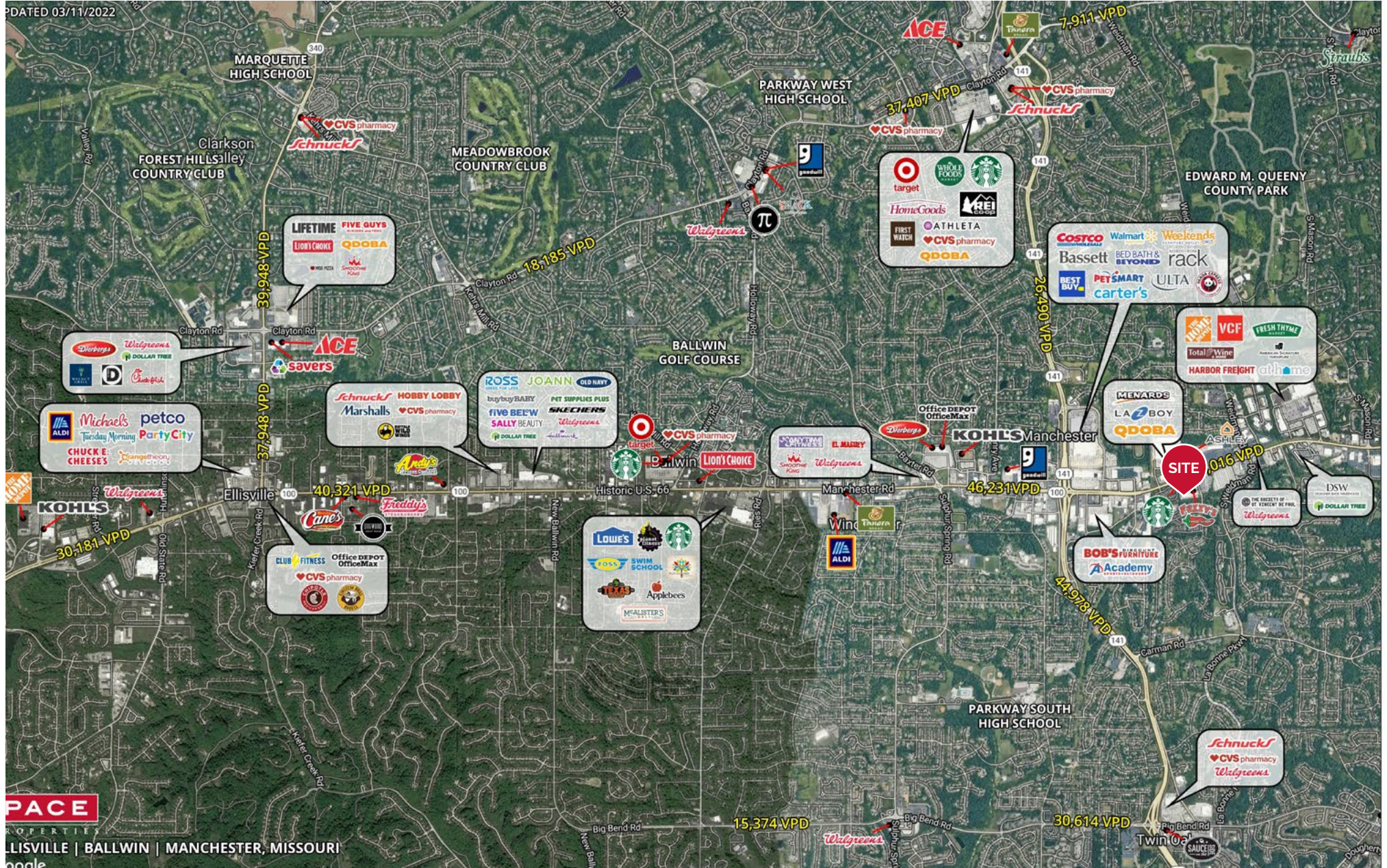
PACEPROPERTIES.COM | 314.968.9898

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.



# Trade Area Aerial



PACE PROPERTIES  
ELLISVILLE | BALLWIN | MANCHESTER, MISSOURI  
people

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# Site Plan

Space	Status	SF
1	Fuzzy's Taco Shop	2,400
2	Hibachi Grill	12,400
3	AVAILABLE	2,240
4	AVAILABLE	1,260
5	Nirvana Bliss	2,800
6	AVAILABLE	2,823
7	AVAILABLE	3,430
8	Autotire	4,900
Outlot A	Arby's	
Outlot B	AVAILABLE (0.56 Acres)	1,890
Outlot C	Starbucks	

