



## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

7,128 | 56,508 | 159,310



### Daytime Population

11,003 | 61,238 | 192,693



### Median Household Income

\$195,599 | \$153,644 | \$137,604

# RETAIL FOR SALE OR LEASE

12100 Manchester Road | Des Peres, Missouri 63131

2,186 SF | Sale and Lease Price: Call for Details

## PROPERTY DETAILS

Excellent location just east of West County Center

Outstanding residential demographics

Nearby national tenants driving traffic to the trade area include Chick-fil-A, Aldi, Raising Cane's, & McDonald's

Just a 1/4 mile east of Edward Jones Headquarters and West County Center

Manchester Road - 25,771 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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