



### 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

8,671 | 83,051 | 158,911



#### Daytime Population

6,185 | 45,336 | 140,491



#### Median Household Income

\$106,888 | \$121,100 | \$139,241

## LAND FOR SALE

14430 - 14436 Manchester Road | St. Louis, Missouri 63011

1.6 Acres | Sale Price: \$899,000

### PROPERTY DETAILS

Prime commercial redevelopment opportunity  
 Approximately 160' of frontage along Manchester Road  
 1/2 mile west of busiest intersection in MSA  
 Zoned "PBD" Planned Business Development District  
 Mix of uses permitted  
 Manchester Road - 47,536 VPD

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PACEPROPERTIES.COM | 314.968.9898

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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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