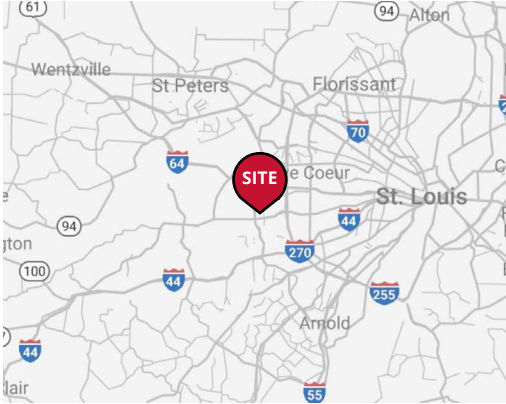


Coming Soon!



### 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

9,266 | 78,755 | 160,808



#### Daytime Population

9,513 | 50,399 | 149,402



#### Median Household Income

\$110,158 | \$121,993 | \$135,970

## RETAIL FOR LEASE

Manchester Highlands | Manchester, Missouri 63011

35,000 SF | Call for Details | Triple Nets: \$8.11/SF (2024 Estimate)

### PROPERTY DETAILS

Regional location in affluent West County market

Tremendous visibility to Highway 141 & Manchester Road with  
signalized access from each

Power center with strong cotenancy

Highway 141 - 51,232 VPD | Manchester Road - 39,787 VPD

#### Connor Wiemann

314.785.7627

cwiemann@paceproperties.com

#### Evan Barnett

314.785.7678

ebarnett@paceproperties.com

#### Patrick Willett

314.785.7631

pwillett@paceproperties.com

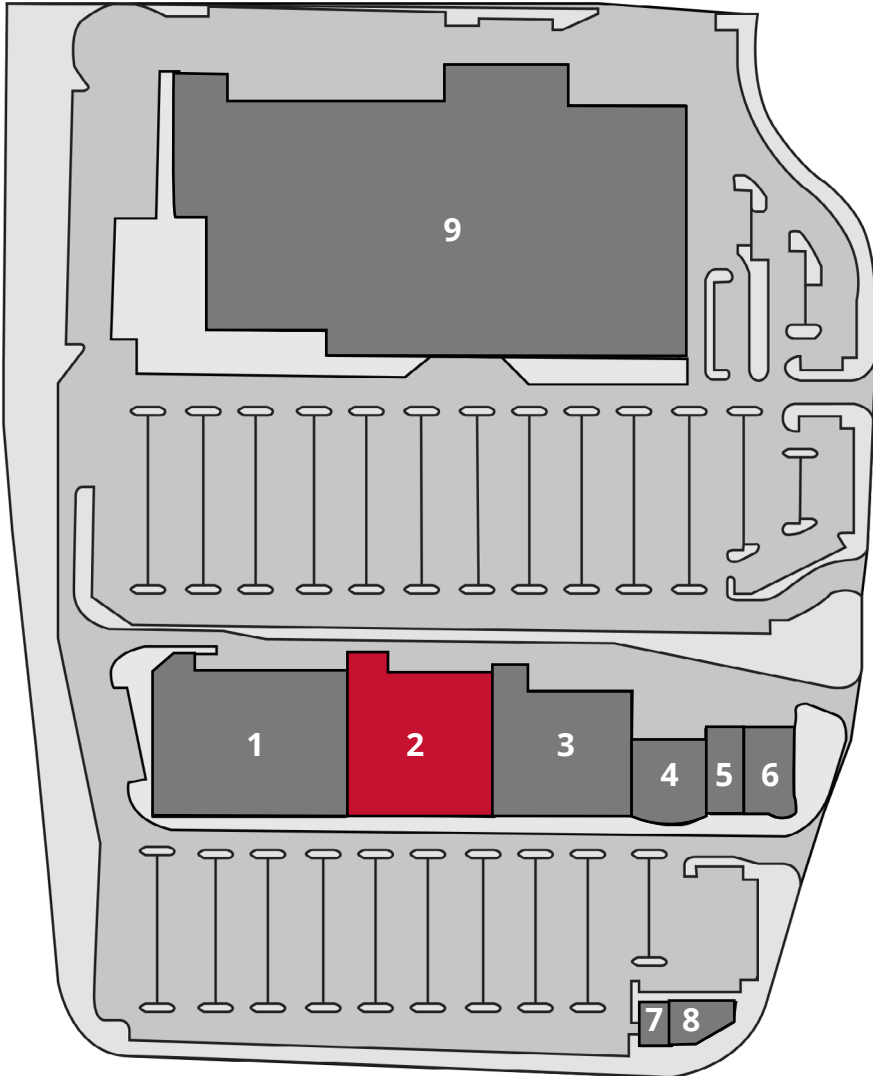
PACEPROPERTIES.COM | 314.968.9898

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.

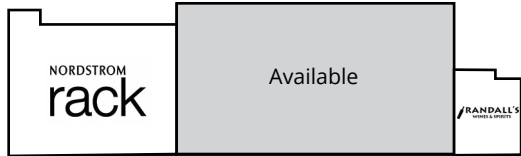
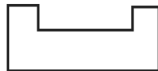


Highway 141



Highlands Boulevard Dr

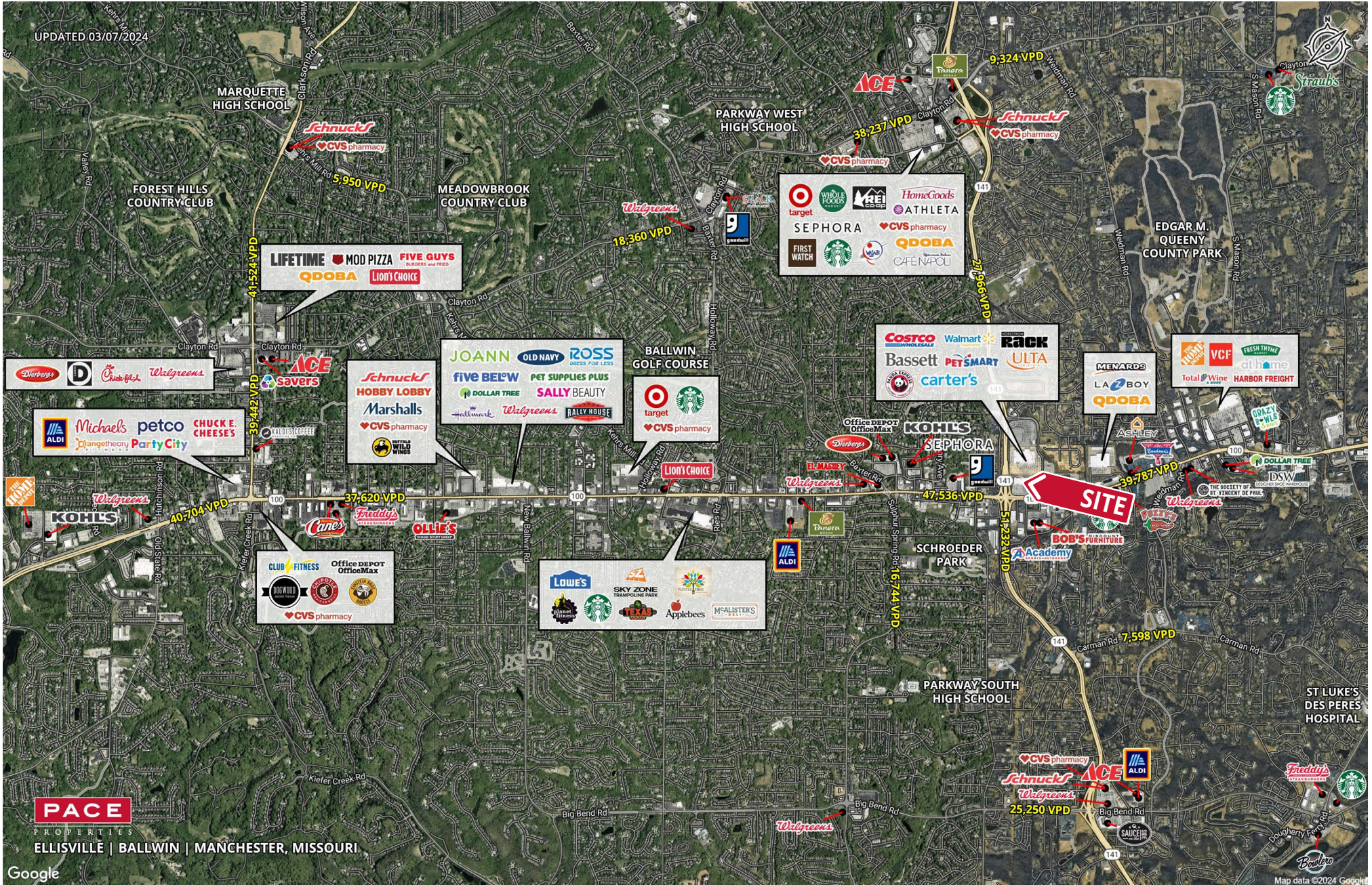
Manchester Municipal Facility



Manchester Road

Space	Status	SF
1	Crunch Fitness	44,852
2	AVAILABLE	35,000
3	PetSmart	27,286
4	Ulta	10,172
5	Bath & Body Works	4,828
6	Bassett Furniture	7,455
7	Mattress Firm	4,085
8	Panda Express	2,223
9	Walmart	217,800

# Trade Area Aerial



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.