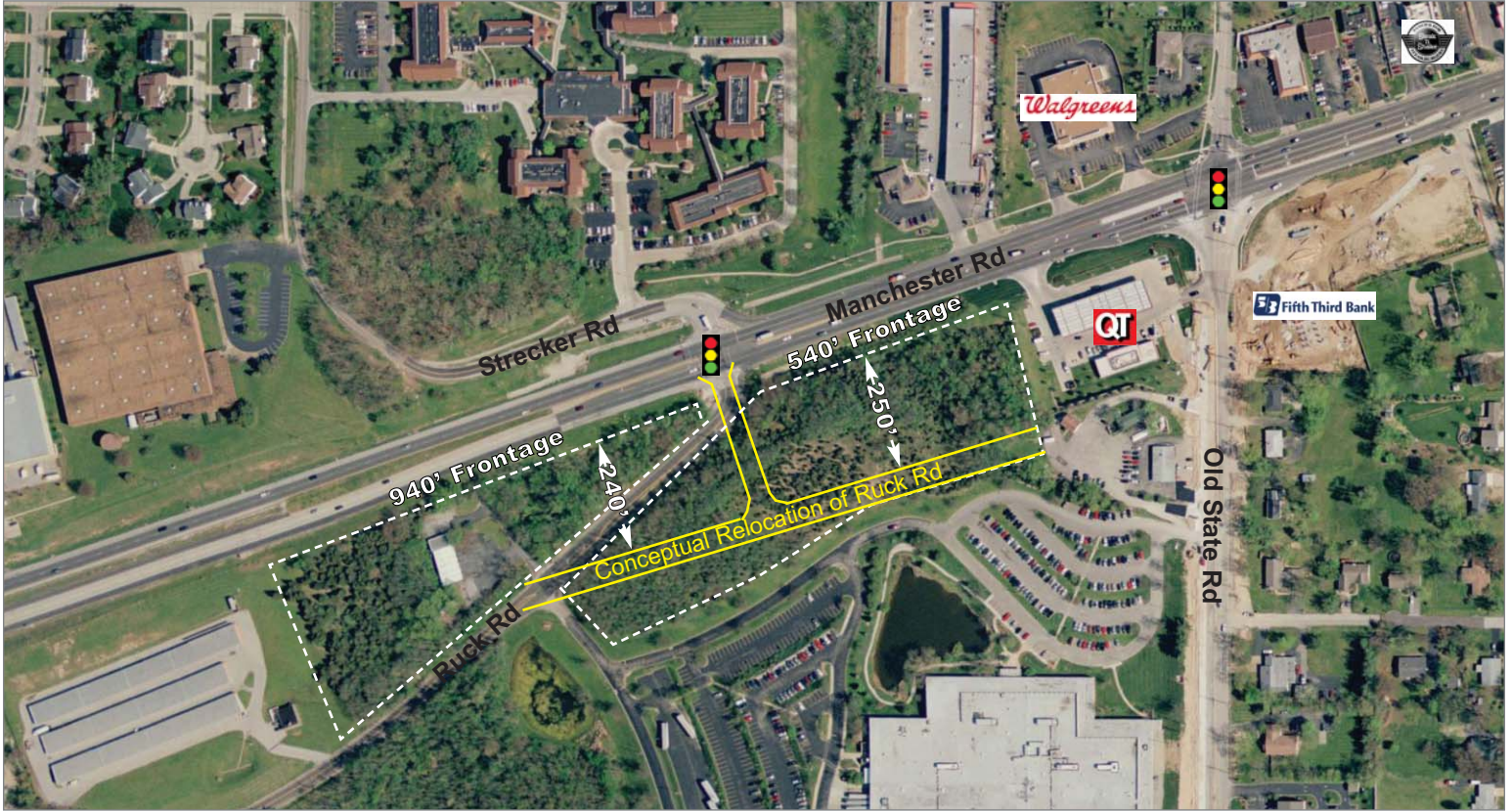


FOR SALE

9± Acre Development Site

16102-16110 Manchester Rd, Ellisville MO 63011

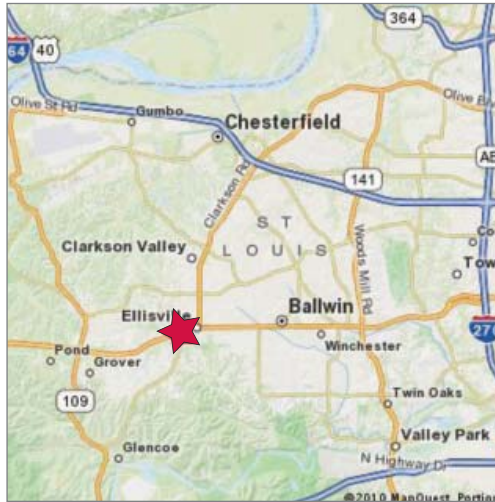


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	8,410	55,213	116,670
Households	3,043	19,119	41,670
Avg HH Inc.	\$94,361	114,807	118,224

Traffic Counts

- 41,115 VPD on Manchester



Property Highlights

- Approx. 9 acres for sale
- Ideal retail / office development
- 1480' of frontage on Manchester
- Approx. 300' depth
- Existing traffic signal
- All utilities to site
- Located in high traffic, high growth commuter corridor

Sale Price

\$12.00 psf



Commercial Real Estate Services, Worldwide.

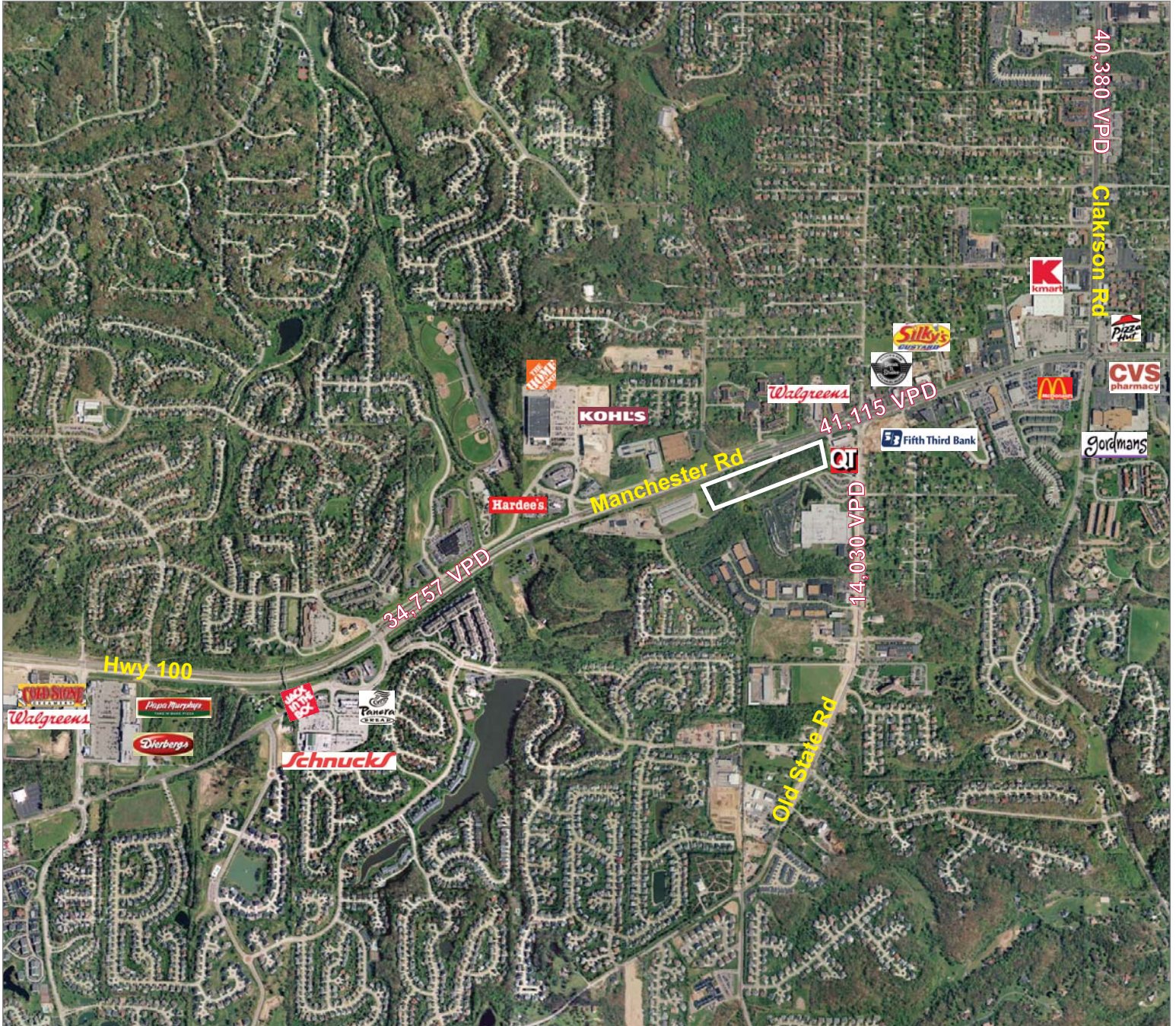
Contact

William R. Barnes, III
 314 994 4401
 wbarnes@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

AERIAL VIEW

16102-16110 Manchester Rd, Ellisville MO 63011



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