

FOR LEASE

1,207 - 2,167 SF Office / Retail Space

15001-15057 Manchester Rd, Ballwin MO 63011

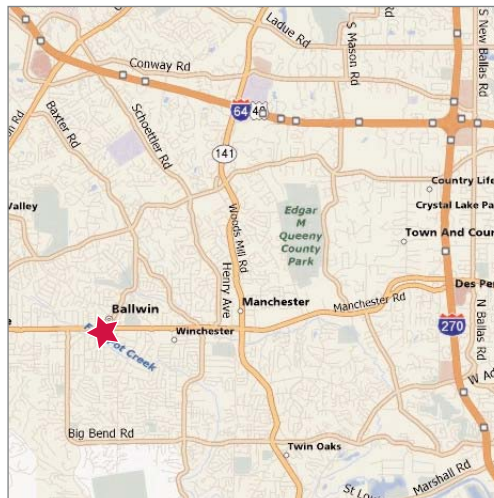


U.S. Census Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------|----------|---------|---------|
| Population | 10,761 | 82,891 | 161,299 |
| Households | 4,363 | 30,760 | 59,852 |
| Avg HH Inc. | \$67,328 | 96,748 | 111,189 |

Traffic Counts

- 52,274 ADT on Manchester Rd
- 21,734 ADT on Holloway Rd



Property Highlights

- Office / retail suites available:
1,207 SF / 1,317 SF / 2,167 SF
- Endcap space available
- Located in front of Target on Manchester Rd at Holloway Rd
- Tenants in center include:
Oberweis Dairy, Hobbytown USA, Porter Paints & others

Lease Rate

\$18.00 psf, NNN



Commercial Real Estate Services, Worldwide.

Contact

Peter Sheahan
314 994 4081
psheahan@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.

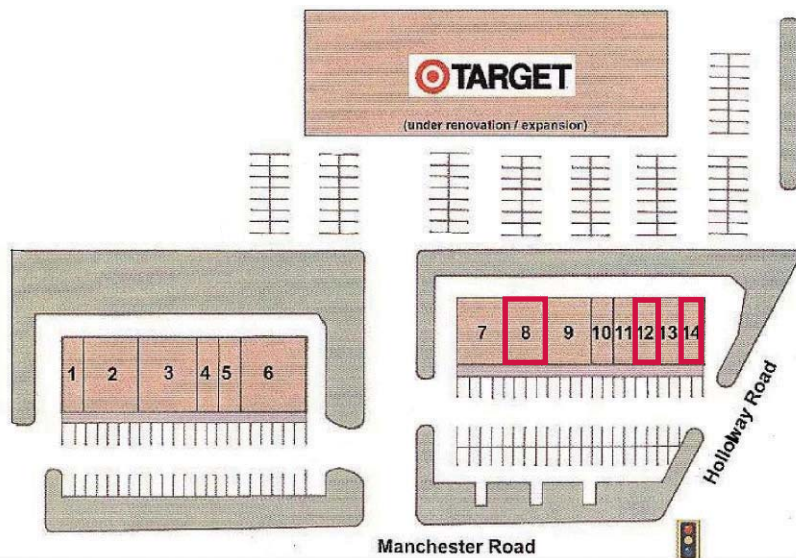
8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 Fax 314 994 4088
www.naidesco.com

AERIAL VIEW & SITE PLAN

15001-15057 Manchester Rd, Ballwin MO 63011



| Space | Address | Tenant | Sq. Ft. |
|-------|---------|------------------------------|---------|
| 1 | 15057 | Jon Bopp | 1,360 |
| 2 | 15053 | Alternative Grill & Fireside | 3,146 |
| 3 | 15047 | Potter Paints | 3,456 |
| 4 | 15045 | Missouri National Guard | 1,308 |
| 5 | 15043 | Nail Fashions | 1,309 |
| 6 | 15037 | Hobbytown USA | 4,012 |
| 7 | 15021 | Oberweis Dairy | 2,493 |
| 8 | 15015 | | 2,167 |
| 9 | 15011 | John Pils Store | 2,480 |
| 10 | 15009 | The UPS Store | 1,209 |
| 11 | 15007 | Tanfastic | 1,207 |
| 12 | 15005 | | 1,207 |
| 13 | 15003 | Sa'lon Dakota | 1,209 |
| 14 | 15001 | | 1,317 |



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