

FOR SALE / LEASE

4 Acre Retail / Office Development Site

15677 Manchester Rd, Ellisville MO 63011

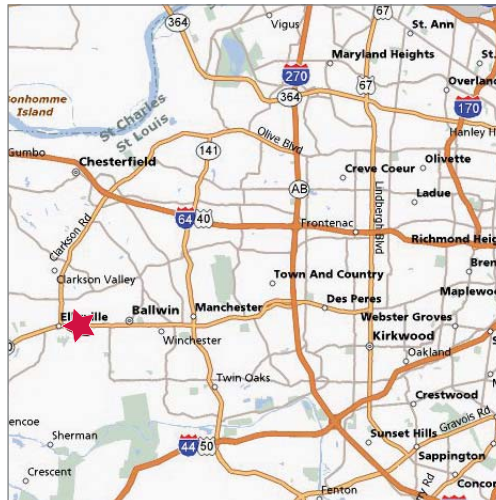


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	7,609	76,739	145,579
Households	5,273	38,567	65,824
Avg HH Inc. \$	74,734	104,558	112,124

Traffic Counts

- 52,274 VPD on Manchester Rd



Property Highlights

- 4 acre development site
- 342' of frontage
- Outlots available - see conceptual plan on next page
- Build to suit opportunity
- Zoned C-3 Commercial
- Access from center turning lane

Sale Price / Lease Rate
Contact Broker



Commercial Real Estate Services, Worldwide.

Contact

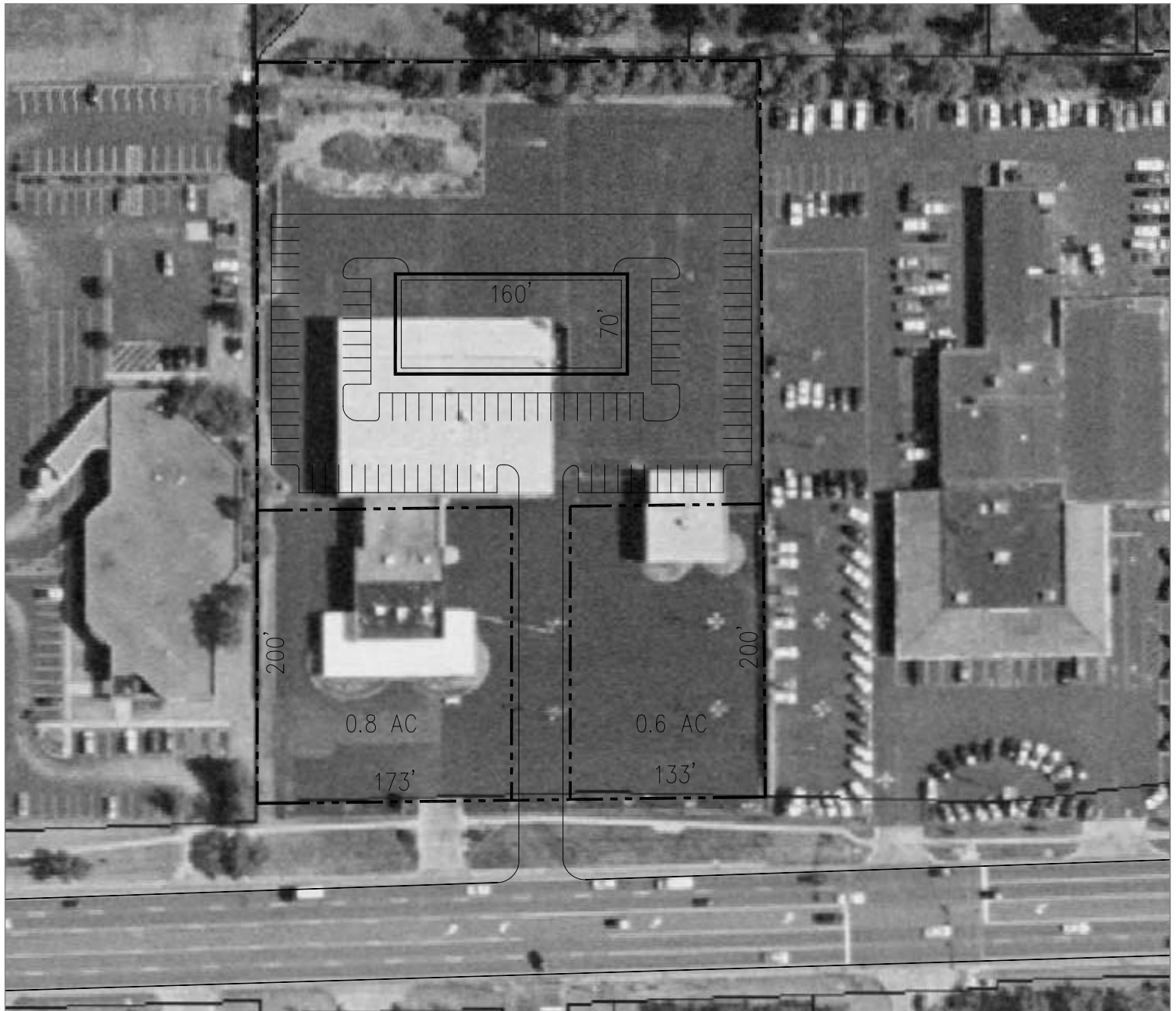
Peter Sheahan
314 994 4081
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified 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

CONCEPTUAL SITE PLAN

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