

# FOR SALE

## 0.75 Acre Redevelopment Opportunity

9611, 9621 & 9625 Manchester Road, Rock Hill MO 63119

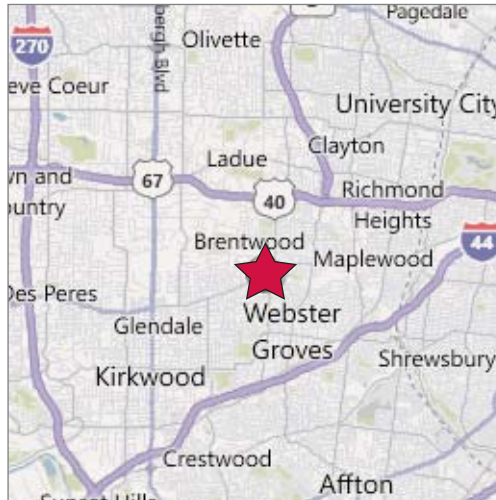


### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	9,644	88,921	264,164
Households	4,087	40,130	118,544
Avg HH Inc.	\$66,491	68,383	62,187

### Traffic Counts

- 23,540 VPD on Manchester
- 16,690 VPD on McKnight



### Property Highlights

- 0.75 acres available
- 174' Frontage on Manchester Rd
- Zoned Commercial
- Area retailers: Stein Mart, Club Fitness, Hacienda, Tuesday Morning, Imos, Starbucks & more

### New Sale Price

**\$495,000**

### Contact



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