

ELLISVILLE RETAIL BUILDING

AVAILABLE

Exterior Building
Solutions

Apple Restoration

SCAN HERE!



CALEB ANTHONIS

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**15468 MANCHESTER ROAD
ELLISVILLE, MO 63011
4,200 S.F. | \$15.00 P.S.F. N.N.N.**

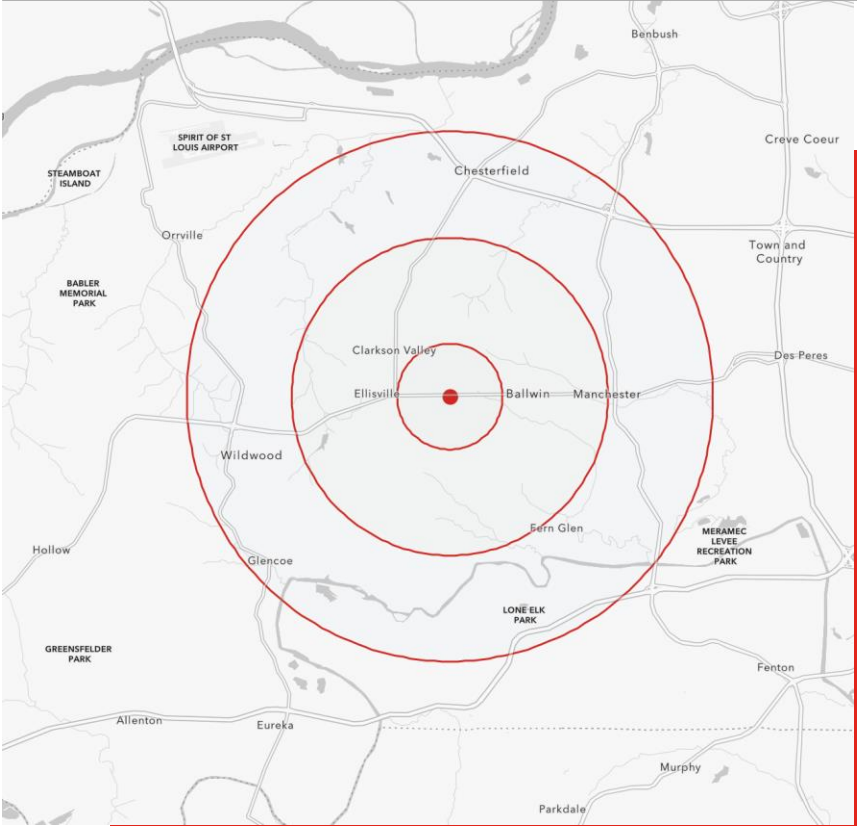
FOR LEASE

PROPERTY INFORMATION



- **10,000 S.F. RETAIL BUILDING BUILT IN 1968 ON 0.88 ACRES OF LAND AND IDEAL FOR A RETAIL STORE, RESTAURANT, OR OFFICE USE**
- **NNN'S = \$3.30/ SQUARE FOOT**
- **MOSTLY LARGE OPEN SPACE, STOREFRONT WINDOWS, AND BUILDING SIGNAGE WITH THE OPPORTUNITY FOR A PYLON SIGN ALONG MANCHESTER ROAD**
- **PROPERTY FEATURES ON-SITE MANAGEMENT**
- **THE SPACE INCLUDES A RECEIVING AREA LOCATED IN THE REAR AREA OF THE BUILDING WITH DOCK DOORS AND CURB CUTS ON BOTH MANCHESTER ROAD AND REINKE ROAD**
- **HIGHLY VISIBLE WITH ROUGHLY 20,800 V.P.D. ON MANCHESTER ROAD**
- **LARGE PARKING LOT THAT WRAPS AROUND THE BUILDING, 3.2 /1,000 S.F.**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		10,986	75,295	155,538
HOUSEHOLDS		4,455	28,477	60,606
AVERAGE HH INCOME		\$113,985	\$142,759	\$144,581



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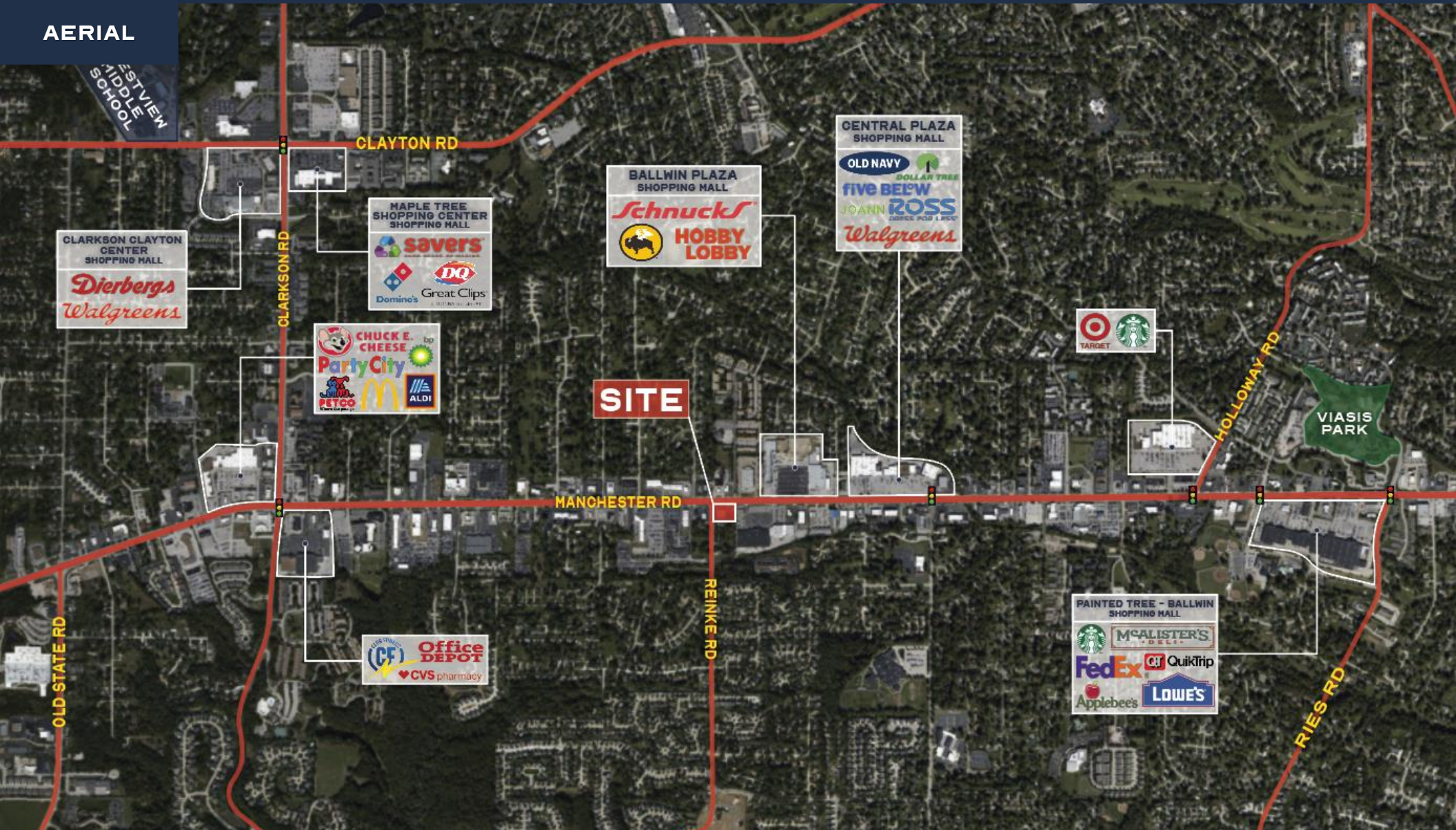


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