

## FOR LEASE RETAIL / OFFICE

**Price: \$17.50 / NNN**

14016 Manchester Rd • Manchester, MO 63011



- Three (3) Suites
- Last available vacancy: 1,794 SF
- Suitable for retail/office
- Great access
- Halfway between Highway 141 & I-270
- High traffic artery: 44,085 VPD
- Signage available

Demographics	1 Mile	3 Mile	5 Mile
Population	8,274	63,327	97,711
Households	3,434	25,348	37,760
Median HH Income	\$127,865	\$153,568	\$171,406

### Ken Wedberg

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Cell: 314-374-6670

wedberg@realtyexchangeweb.com

### Sam Vandergriff

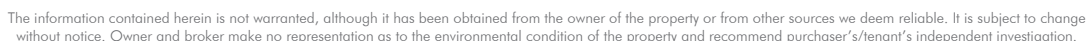
Office: 314-647-0130 ext. 4055

Cell: 314-307-9336

vandergriff@realtyexchangeweb.com

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

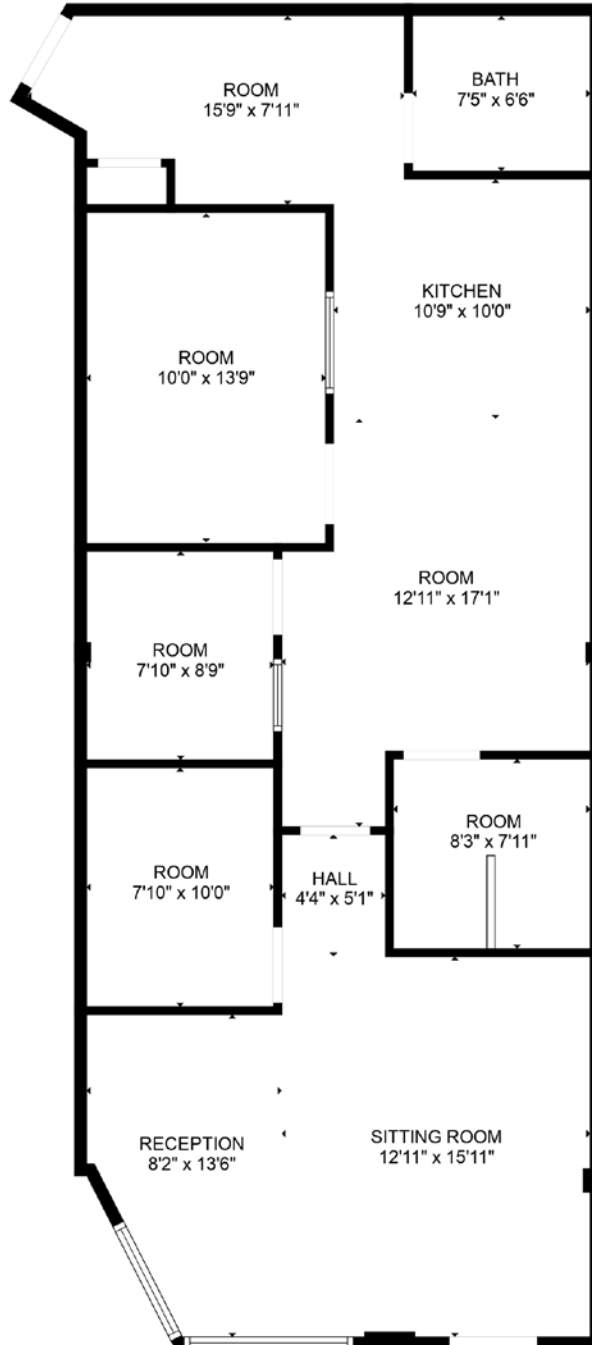




Unit	Square Footage (SF)
14004	2,730
14008	1,215
14010	1,215
14012	1,215
14014	1,680
14016	1,794

## 14010 Manchester Rd

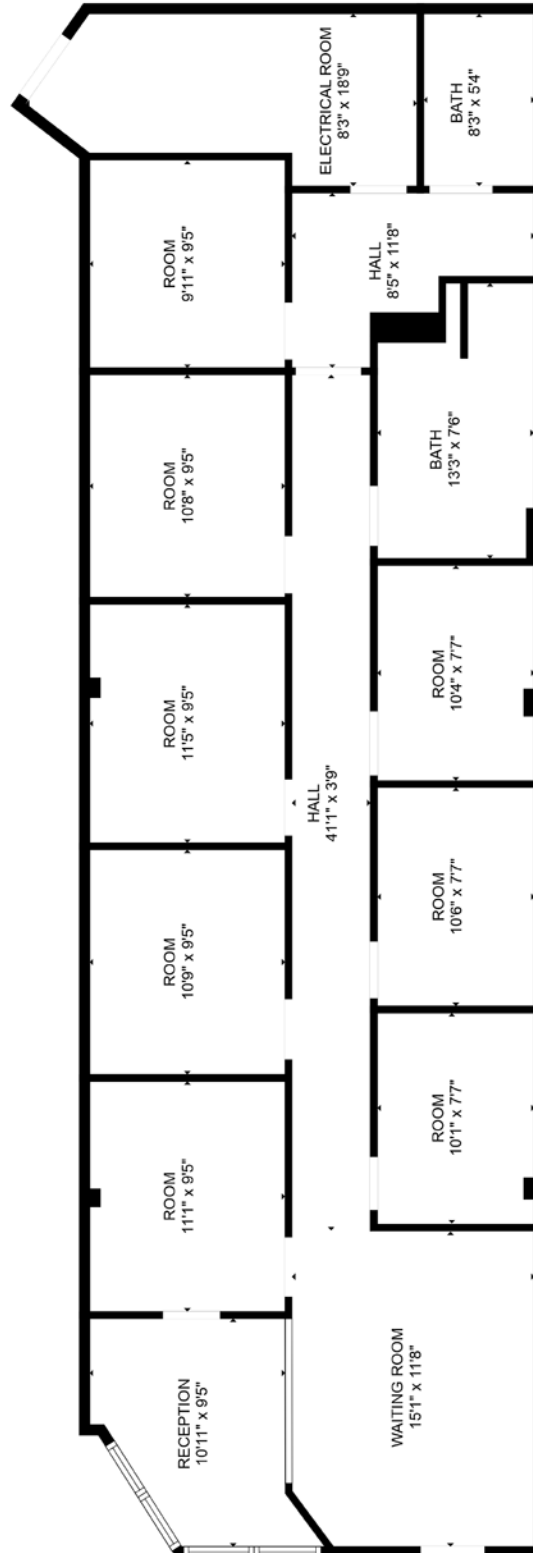
*Approximate Dimensions*



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## 14014 Manchester Rd

*Approximate Dimensions*



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## 14016 Manchester Rd

*Approximate Dimensions*

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