

# For Lease

**NAIDESCO**

**16075 Manchester Rd.**  
Ellisville, MO 63011



## Property Highlights



**For Lease**  
3,150 SF



**7,920 SF**  
Retail Center



**Building and**  
Monument Signage



**Lease Rate:**  
\$18.00 / SF, NNN

For more information, please contact:



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**NAIDESCO**

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## Property Features

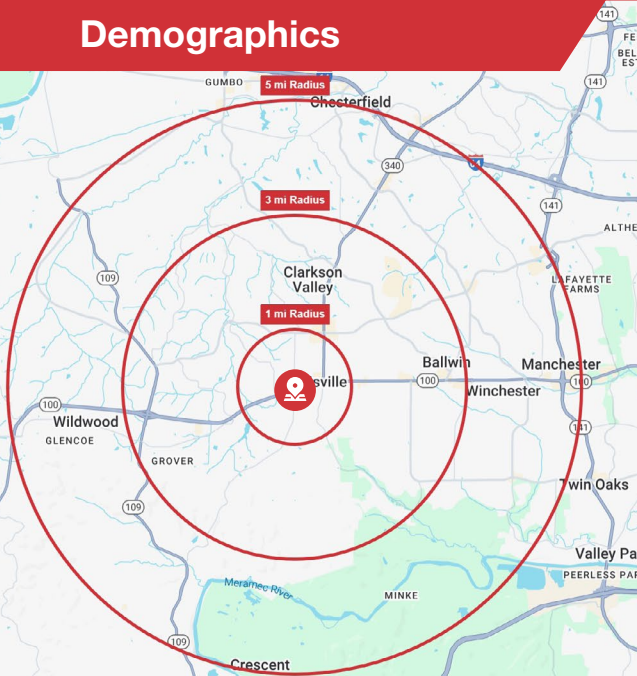
- 3,150 SF available
- Building and monument signage available
- Ample parking
- Located at the corner of Manchester Rd. & Hutchinson Rd.
- Manchester Rd. VPD: 50,032





**Lease Rate:**  
\$18.00 / SF, NNN

**NNN Charges:**  
\$7.54 / SF



## Demographics



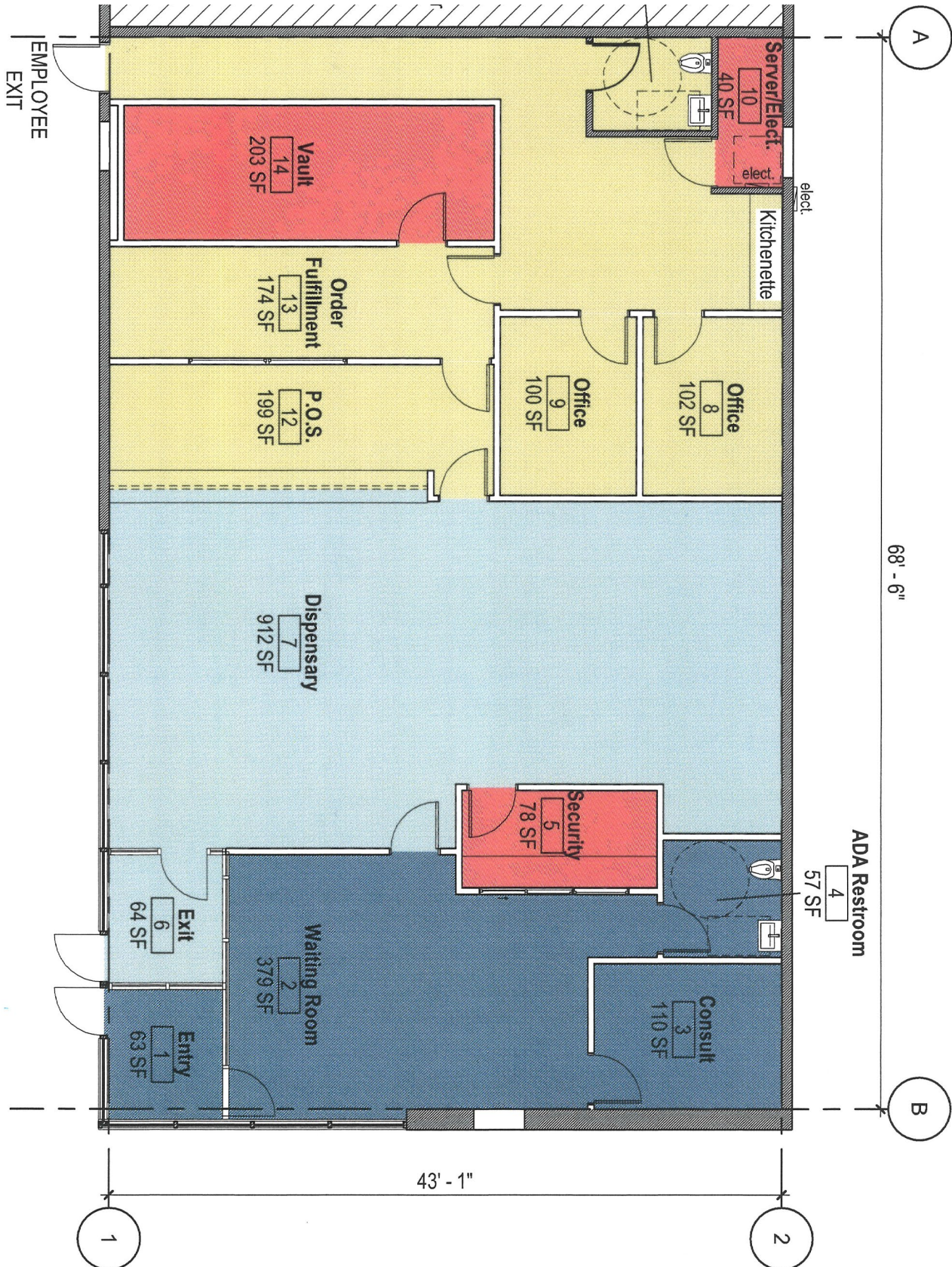
	 POPULATION	 DAYTIME POPULATION	 AVG. HH INCOME	 HOUSEHOLDS
1 MILE	7,702	8,068	\$173,109	3,254
3 MILES	60,582	32,565	\$188,561	23,274
5 MILES	125,865	71,116	\$196,788	48,972

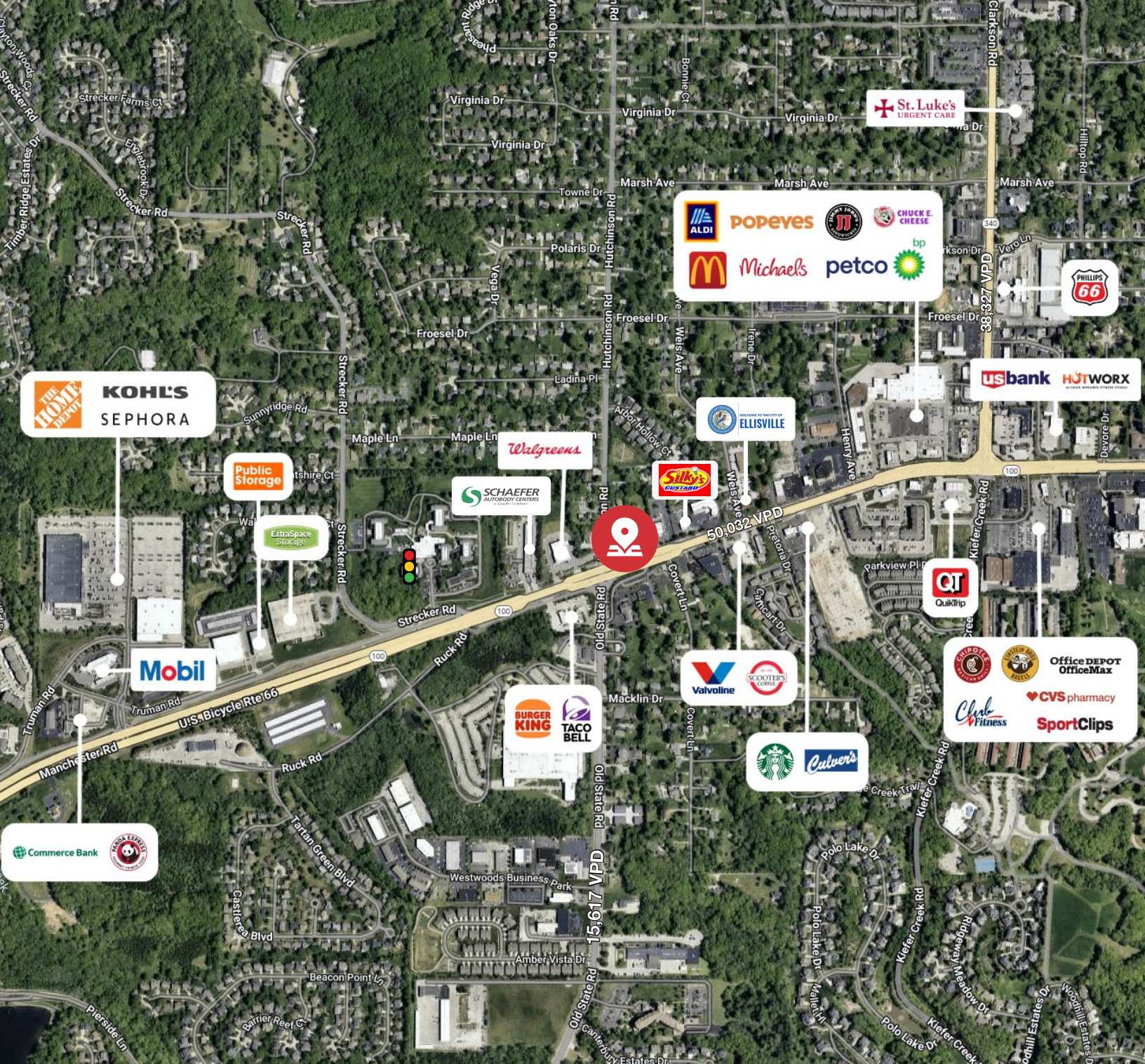
# Floor Plan

Suite 16075  
3,150 SF

- PUBLIC ACCESS
- PATIENT ACCESS
- RESTRICTED ACCESS - ALL EMPLOYEES
- RESTRICTED ACCESS - CERTAIN EMPLOYEES

-  NEW PARTITION
-  EXISTING PARTITION
-  NEW DOOR OR STOREFRONT WINDOW
-  EXISTING DOOR OR STOREFRONT WINDOW





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