

# DICKENS PLAZA

15240-15266 MANCHESTER RD  
BALLWIN, MO 63011

## 900 SF - 9,597 SF RETAIL SPACE FOR LEASE

- Great Visibility
- Signalized Intersection at New Ballwin & Manchester Roads
- Join Papa John's Pizza, Tower Loan, & Penn Station
- Aggressive TI Package
- Great Signage Opportunity
- 39,000+ VPD on Manchester Rd
- Lease Rate: \$16.50 PSF, NNN \*

\*NNN Estimate \$5.11 PSF

\*\*One Year Free Rent is applicable only on a five year lease for 5,000 SF or more.

### 2022 Demographics

	Population Estimate	Number of Households	Average HH Income
1 Mile	10,725	4,449	\$121,915
3 Miles	77,384	29,669	\$152,718
5 Miles	164,134	64,413	\$160,052

FOR MORE INFORMATION CONTACT:

TIM BALK • 314-746-1433



ONE YEAR FREE RENT\*\*



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#	Address	Tenant
1	15240	VACANT (1,728 SF)
2	15242	Tower Loan
3	15244	Penn Station Subs
4	15246	VACANT (900 SF)
5	15248	VACANT (960 SF)
6	15256	VACANT (7,737 SF)
7	15266	Papa John's Pizza

Spaces 4-6 may be combined for a total of 9,597 SF



\*Plan is Not to Scale



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