

L3.

NEWLY REDUCED RENT!

STREET LEVEL SUITE: \$12.00 PSF, NNN

REAR LOWER LEVEL SUITE: \$10.00 PSF, NNN

SECOND LEVEL SUITE: \$11.00 PSF, NNN



14615 MANCHESTER RD

BALLWIN, MO 63011

1,500 SF STREET LEVEL RETAIL, 1,125 SF REAR LOWER LEVEL
OFFICE SUITE & 1,125 SF 2ND LEVEL OFFICE SUITE AVAILABLE

14615 MANCHESTER ROAD

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET



- 1,500 SF STREET LEVEL RETAIL/ OFFICE SUITE AVAILABLE AT \$12.00 PSF, NNN
- 1,125 SF REAR LOWER LEVEL SUITE AVAILABLE AT \$10.00 PSF, NNN
- 1,125 SF 2ND LEVEL OFFICE SUITE AVAILABLE AT \$11.00 PSF, NNN
- OVER 47,000 VEHICLES PER DAY ON MANCHESTER ROAD
- LARGE REAR PARKING LOT WITH DIRECT ACCESS TO SUITE
- 4/1,000 PARKING RATIO

VIRTUAL WALKTHROUGH:

FIRST FLOOR
SUITE 104



SECOND FLOOR
SUITE 204



LOWER LEVEL
SUITE L04



VIEW &
DOWNLOAD:

DEMO
REPORT

POPULATION



1 MILE
10,887

3 MILES
86,678

5 MILES
164,463

HOUSEHOLDS



1 MILE
4,316

3 MILES
34,274

5 MILES
64,586

AVG HH INCOME



1 MILE
\$106,952

3 MILES
\$127,445

5 MILES
\$141,537

14615 MANCHESTER ROAD

LOWER LEVEL INTERIOR PHOTOS

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14615 MANCHESTER ROAD

MARKET AERIAL

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