



FOR SUBLEASE

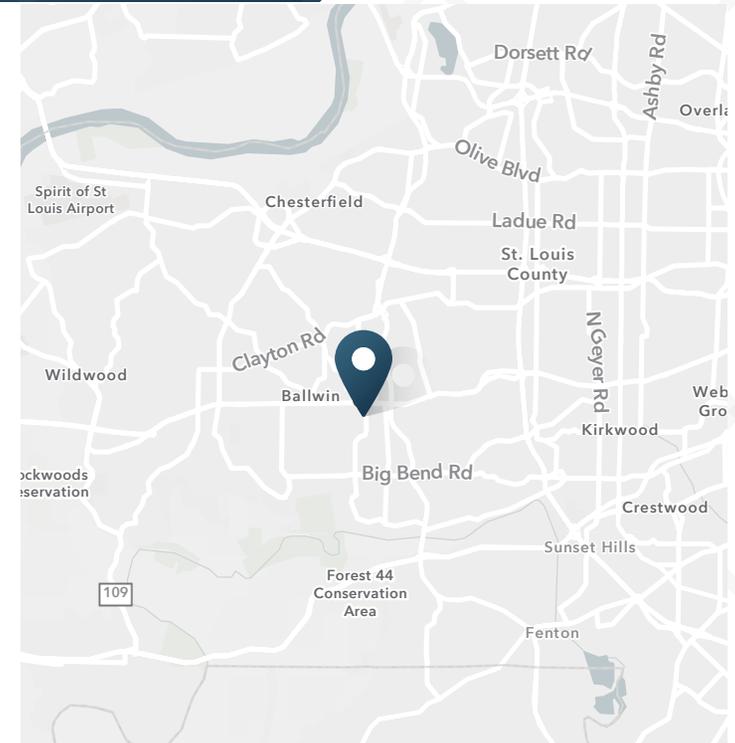
Former Walgreens

14529 Manchester Rd | Manchester, MO 63011



Former Walgreens

14529 Manchester Rd | Manchester, MO 63011



15,120± SF

Available

11/30/2027

Lease Expiration

\$15.00/PSF

Rate

DESCRIPTION

- The Property is located on the northwest corner Manchester Rd and Baxter Rd.
- All offers are subject to approval by Walgreens Real Estate Committee.

NEARBY RETAILERS



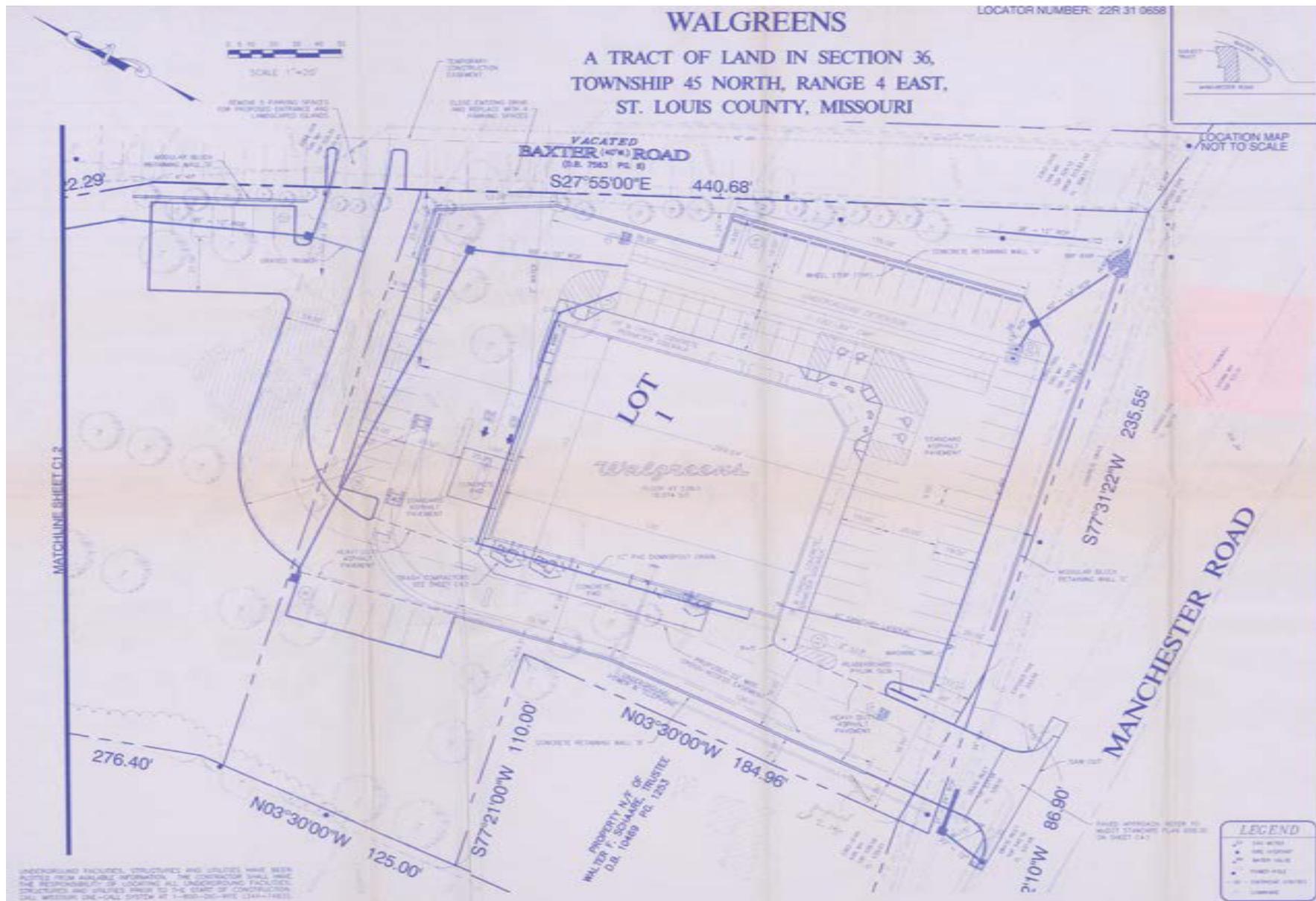
TRAFFIC COUNTS

Manchester Rd (west of Baxter Rd)	38,485 AADT
Manchester Rd (east of Baxter Rd)	48,630 AADT
Baxter Rd (north of Manchester Rd)	7,397 AADT
Baxter Rd (south of Manchester Rd)	17,314 AADT
Hwy 141 (north of Manchester Rd)	30,846 AADT



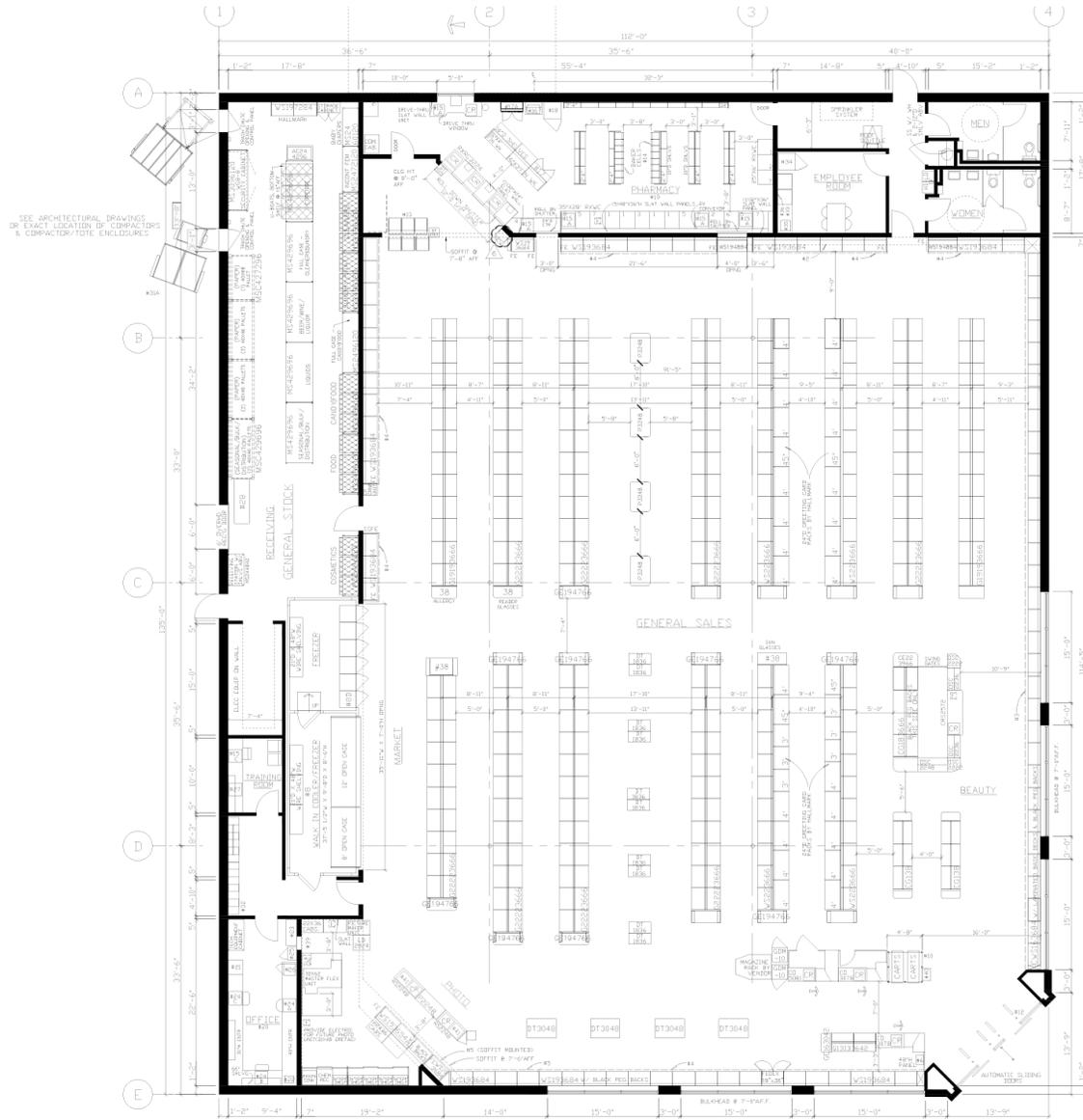
Site Plan

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Floor Plan

14529 Manchester Rd | Manchester, MO 63011



1 FURNITURE FLOOR PLAN
1/8" = 1'-0"

Demographics

14529 Manchester Rd | Manchester, MO 63011



DEMOGRAPHIC HIGHLIGHTS

1 MILE

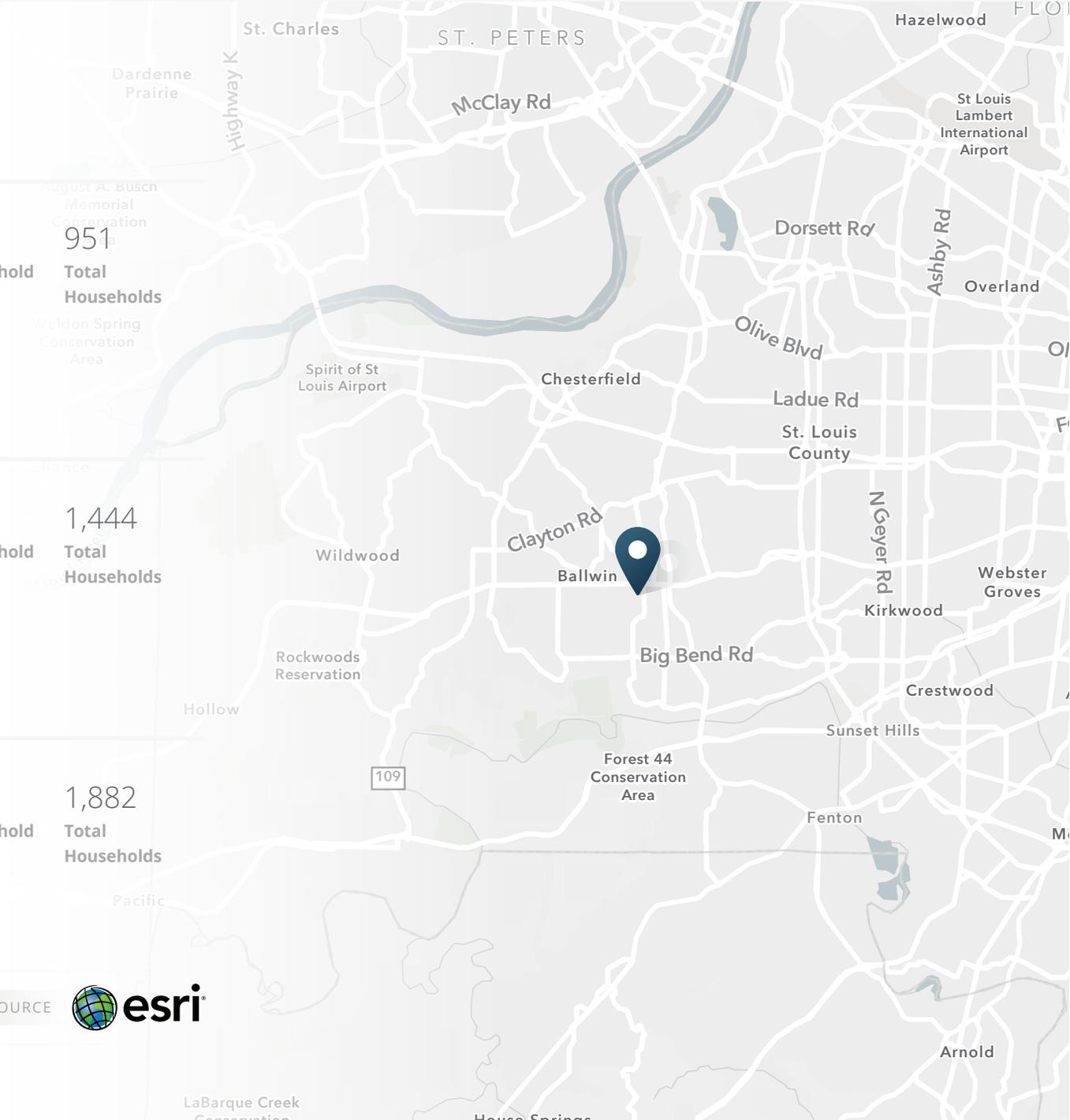
2,080	2,713	\$58,162	951
2024 Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

3,382	4,294	\$59,300	1,444
2024 Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

4,444	5,109	\$59,141	1,882
2024 Population	Total Daytime Population	Average Household Income	Total Households



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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