



## FOR LEASE

15635 Manchester Rd.  
Ellisville, MO 63011



**MCKELVEY  
PROPERTIES**  
building relationships . creating wealth



### 1 Suite Available For Lease:

#### SUITE 15635

1,200 SF  
White Box Condition

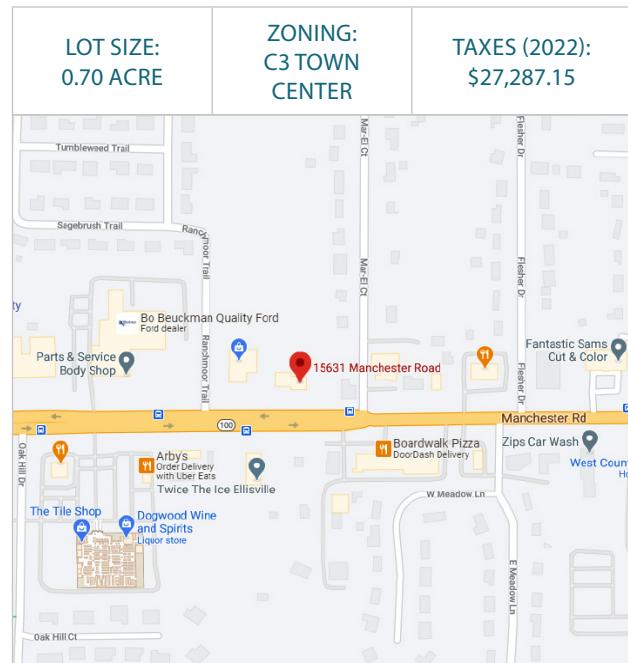
Ample parking

Excellent visibility with 180' of frontage along  
Manchester Rd with an excess of 39,000 VPD

Located along densely populated retail corridor

Direct access from Manchester Road

Parking Ratio: 5.00/1,000 SF  
(153 Total Spaces)



**CONTACT:** Patricia McKelvey - **636.448.1294**  
[pmckelvey@mckelveyproperties.com](mailto:pmckelvey@mckelveyproperties.com)

**MP**



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## IMAGERY



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Mckelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | [www.MckelveyProperties.com](http://www.MckelveyProperties.com)  
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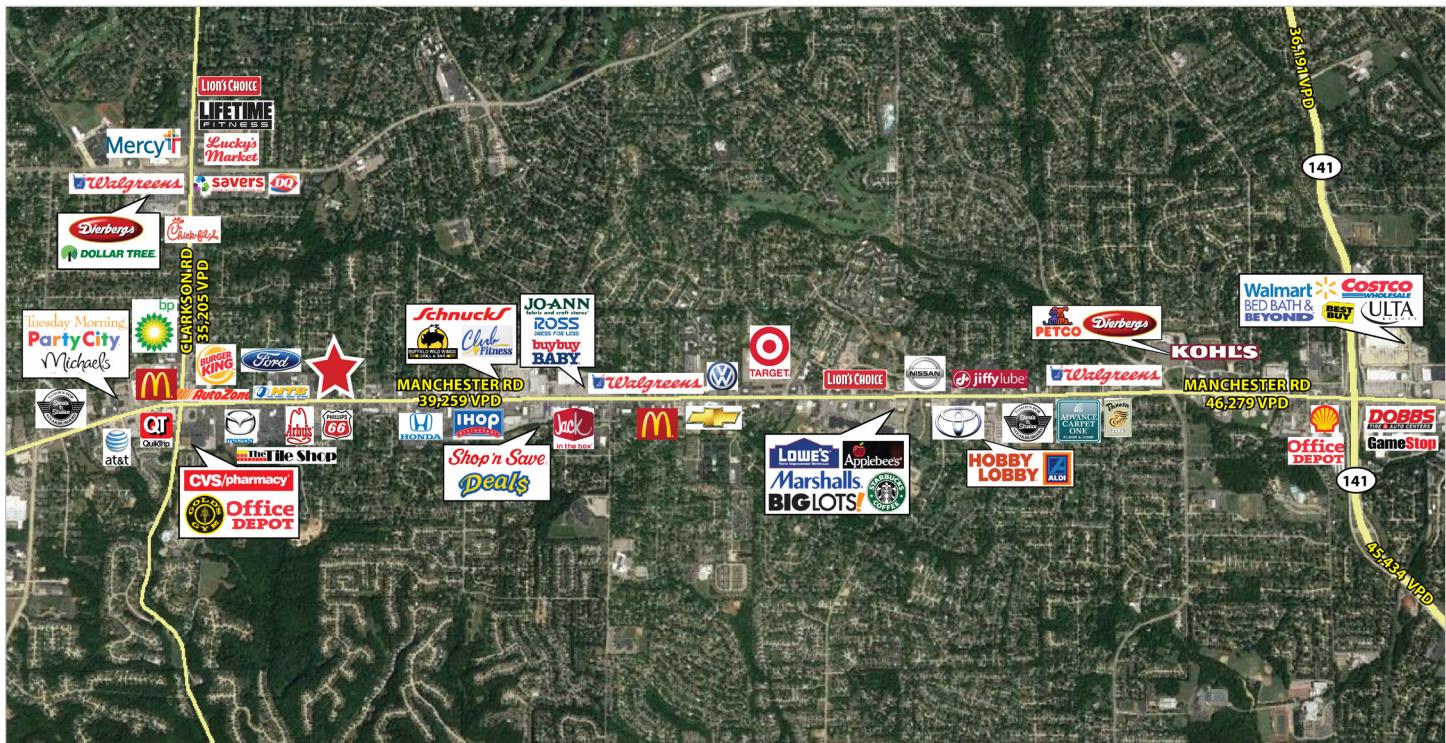
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## AERIAL MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,925	73,669	150,333
HOUSEHOLDS	3,806	27,389	57,311
MEDIAN INCOME	\$81,442	\$101,131	\$99,051

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