



## FOR LEASE

15635 Manchester Rd.  
Ellisville, MO 63011



McKELVEY  
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### 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

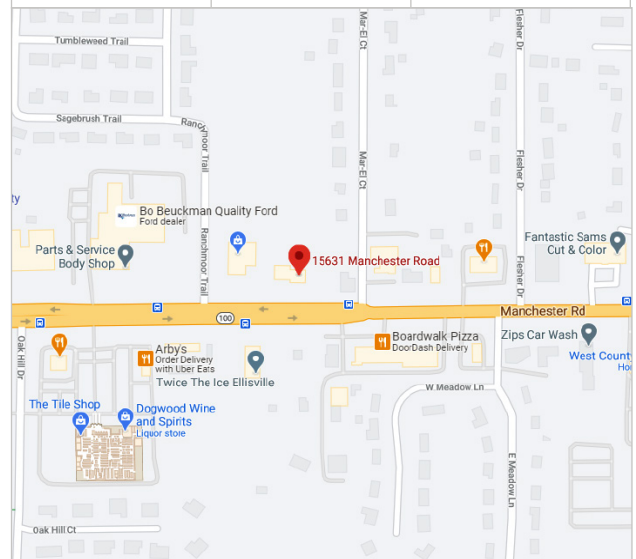
Direct access from Manchester Road

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

LOT SIZE:  
0.70 ACRE

ZONING:  
C3 TOWN  
CENTER

TAXES (2022):  
\$27,287.15



**CONTACT:** Patricia McKelvey - 636.448.1294  
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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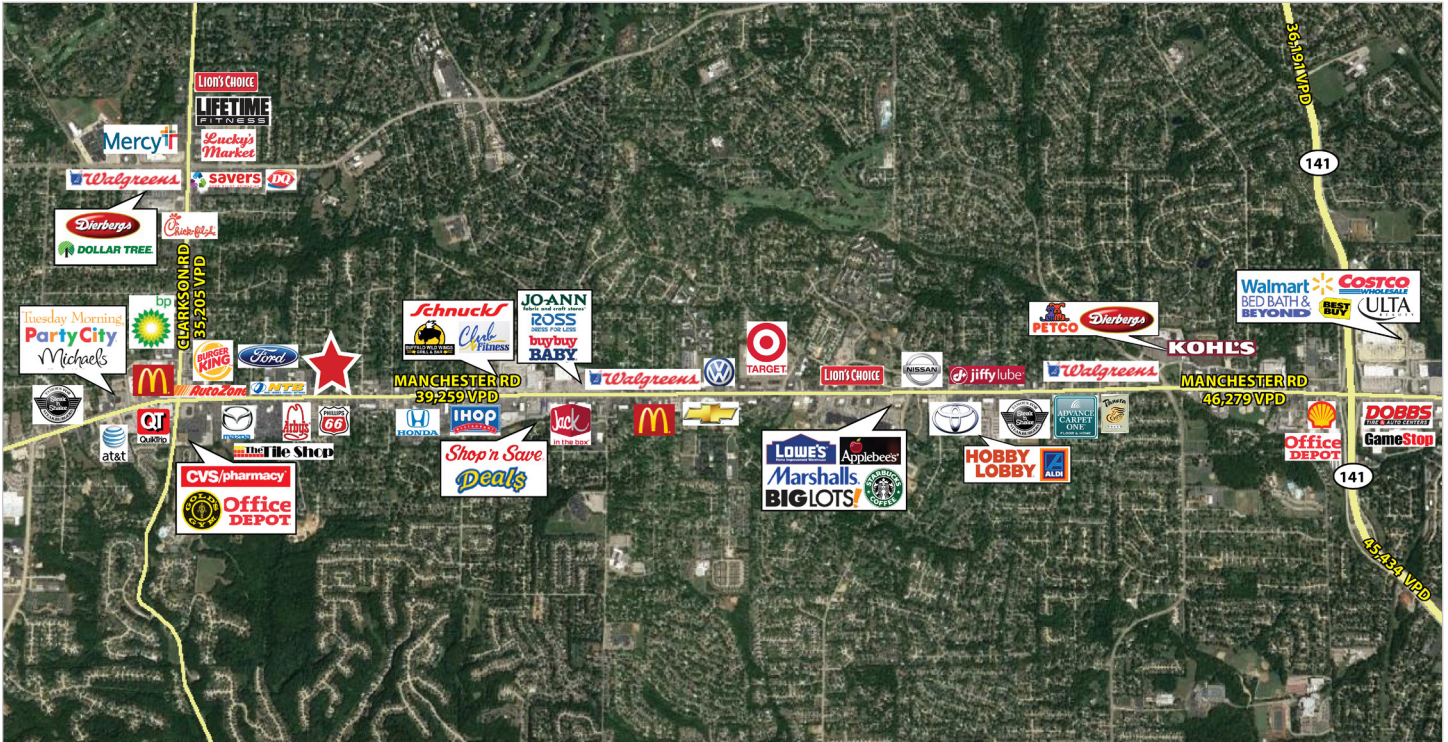
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### AERIAL MAP



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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