



For Lease  
±2.00 Acres on  
Manchester Road

Available for Development  
Next to BMO Bank Building



## Property Highlights

- Approximately 2 acres available for development
- Located along the busy Manchester Road retail/office corridor with over 70,000 vehicles per day
- Strong immediate co-tenants include Shake Shack, Panera, Chipotle and Trader Joe's
- 1 mile West of Interstate 270 with over 167,000 vehicles per day
- Strong demographics with dense population and average income of \$174,273 within 3 miles
- Ground Lease please call CBRE for pricing





# DEMOGRAPHICS



**DAYTIME POPULATION**  
11,670 - 1 mile  
69,229 - 3 miles  
231,326 - 5 miles



**AVG. HOUSEHOLD INCOME**  
\$227,301 - 1 mile  
\$174,273 - 3 miles  
\$165,667 - 5 miles



**MEDIAN HOUSEHOLD INCOME**  
\$156,296 - 1 mile  
\$114,163 - 3 miles  
\$111,410 - 5 miles



**POPULATION**  
4,946 - 1 mile  
59,873 - 3 miles  
165,174 - 5 miles

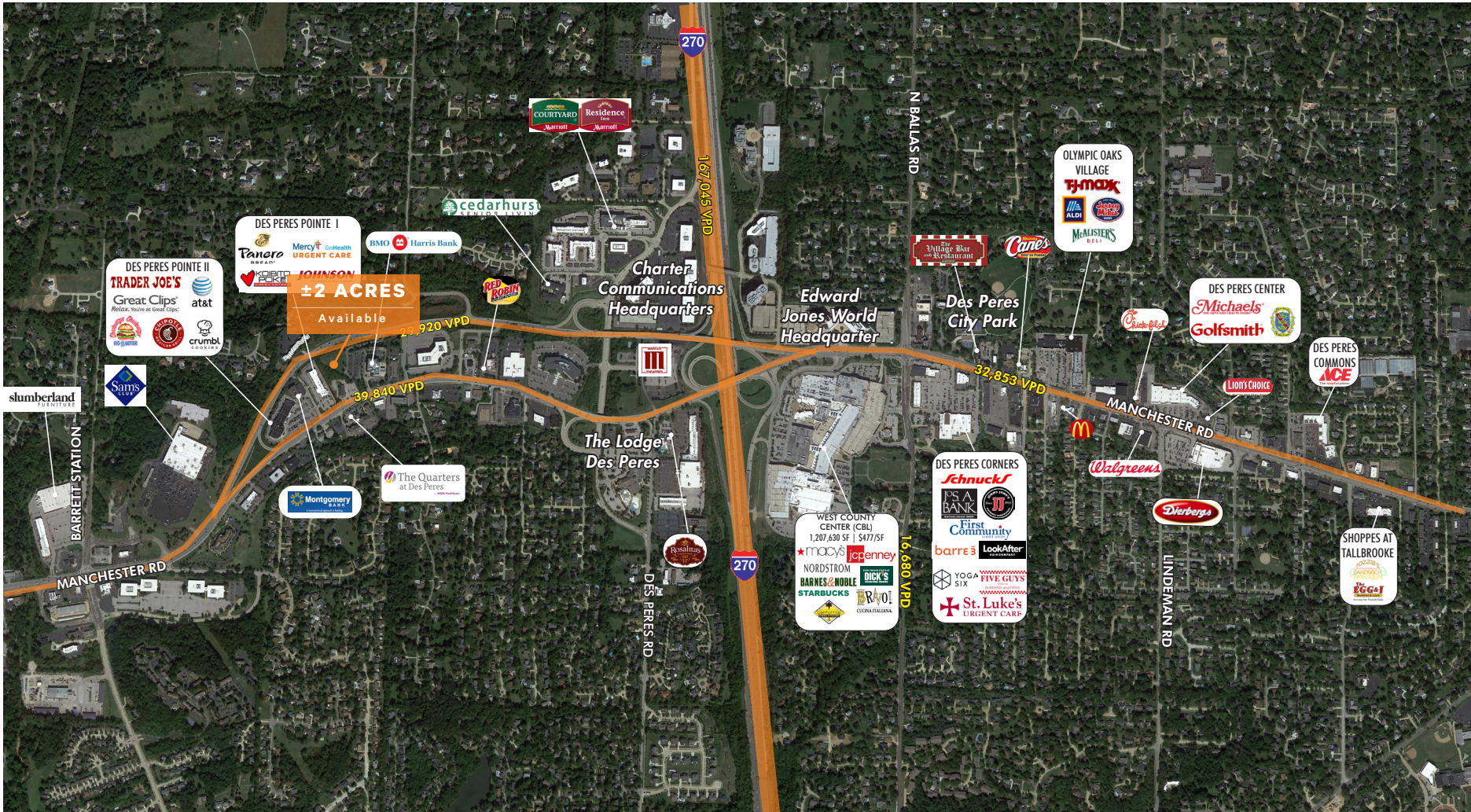


**HOUSEHOLDS**  
1,848 - 1 mile  
23,307 - 3 miles  
65,672 - 5 miles



# TRADE AERIAL

13025 MANCHESTER ROAD







For more information, contact:

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