



MCKELVEY PROPERTIES

FOR LEASE
16962 Manchester Rd.
Wildwood, MO 63040

Joi Niedner
314-304-4900
joi@mckelveyproperties.com

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Office Space
16962 Manchester Rd.
Wildwood, MO 63040



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\$19.50 SF / FULL SERVICE



-2,230 SF Available

-5 offices fully surrounded with windows in each office and lovely views of Wildwood.

-Open area is lined with windows and a full modern kitchenette.

-Signage opportunity along Manchester Rd. on the building.

-2 newly constructed ADA bathrooms.

-Solid 6 inch concrete floors throughout.
(Landlord will provide new top flooring)

-Located in historic area and was the 1st city town hall of Wildwood.

-Walkable area and around this lovely building is the US Post Office, Good News Entertainment, The Porch Restaurant.

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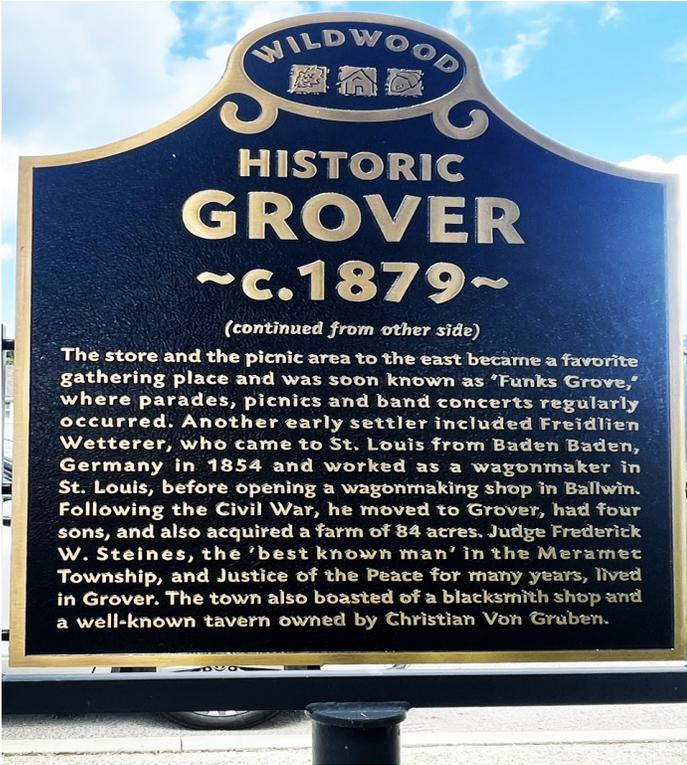
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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
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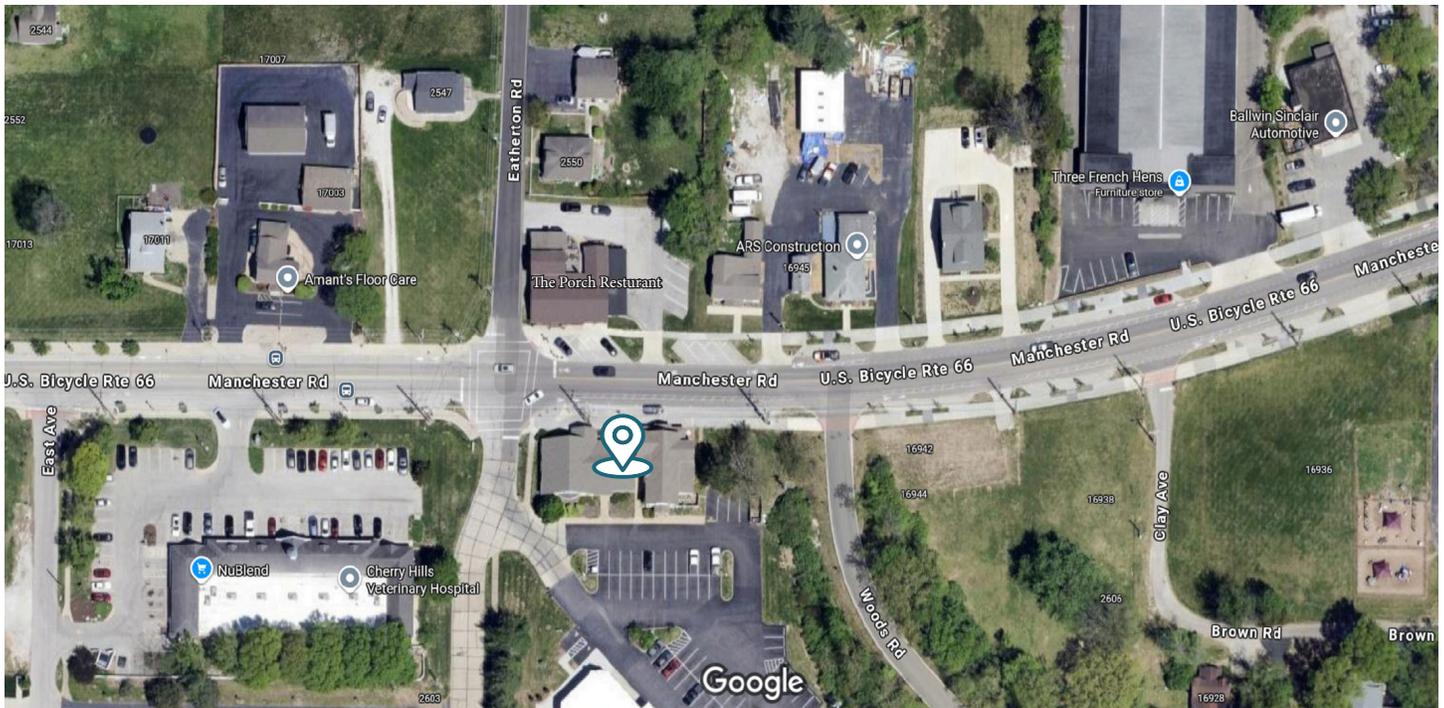
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PROPERTY DETAILS	CURRENT TENANTS	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Built in 1980</p> <p>Taxes 2024: \$19,328.30</p> <p>Building Size: 7,637 SF</p>	<p>SSM Physical Therapy</p> <p>JB Wellness Café</p> <p>Midwest Gas Equipment</p> <p>WildwoodFitness Collective</p>	<p>4,586 VPD</p> <p>Ideal For: Financial Planning, CPA Firm, Legal Offices, Non-Profit, Professional Creative Company</p>	<p>Big Chief Roadhouse</p> <p>The Local House Bistro</p> <p>Wildwood Pub & Grill</p> <p>Sunny Street Cafe</p> <p>Main Street Creamery</p> <p>CVS Pharmacy</p> <p>Schnucks Wildwood</p> <p>Dierbergs Wildwood</p> <p>Starbucks</p> <p>Walgreens</p>



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,337	26,364	45,606
HOUSEHOLDS	2,850	9,787	17,078
MEDIAN HH INCOME	\$129,542	\$152,734	\$147,650
MEDIAN HOME VALUE	\$386,180	\$449,364	\$432,455

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