



Up to 2,475 SF
Available



21,293 VPD on
Manchester Rd



67 Parking
Spaces



Prime Frontage
on Manchester

2,475 SF
AVAILABLE

FOR LEASE | ROCK HILL CENTER

9814-9834 MANCHESTER RD

ST. LOUIS, MO, 63119

Mark Kornfeld
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Rosie Hess
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Jackie Hall
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PROPERTY HIGHLIGHTS:

- Rare Availability in Multi-Tenant Strip Center with Prime Frontage on Manchester Rd
- Long Time Tenants Include: Himalayan Hut, Subway, A'mis, Just Nails, Liberty Tax Service, and Train Town.
- 67 Parking Spaces
- 21,293 VPD on Manchester Rd



314.727.6664

SANSONEGROUP.COM

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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SITE PLAN:



Tenant Index

SUITE	TENANT	SF
9814	Himilayan Hut	3,000
9816	Chuck's Hot Chicken	1,950
9820	Subway	975
9820A	AVAILABLE	975
9822	AVAILABLE	1,500
9824-9826	Ami's of Rock Hill, Inc	2,475
9826A	AVAILABLE	1,007
9828	Just Nails	990
9830	AVAILABLE	965
9832	Liberty Tax	1,050
9834-9836	Train Town, LLC	1,905

● = AVAILABLE ● = LEASE PENDING

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1 MILE

Avg. HH Income	\$212,282
Population	10,574
Households	4,291

3 MILE

Avg. HH Income	\$195,237
Population	86,838
Households	36,832

5 MILE

Avg. HH Income	\$175,604
Population	252,791
Households	111,910



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