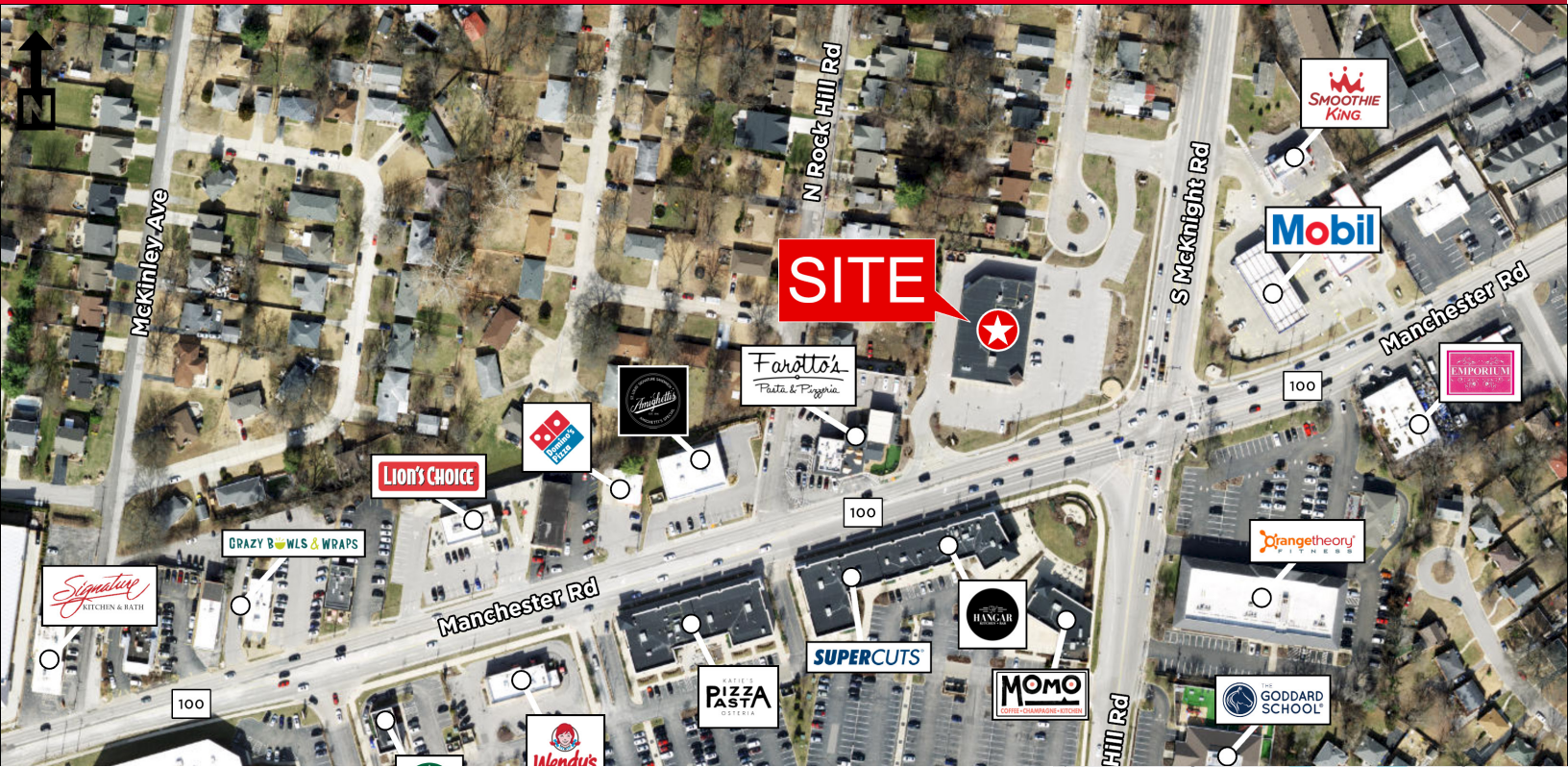


# For Sale or Lease

9433 Manchester Road  
Rock Hill, Missouri 63119



## +/- 2.33 Acres with +/-13,255 SF Building

### Property Highlights

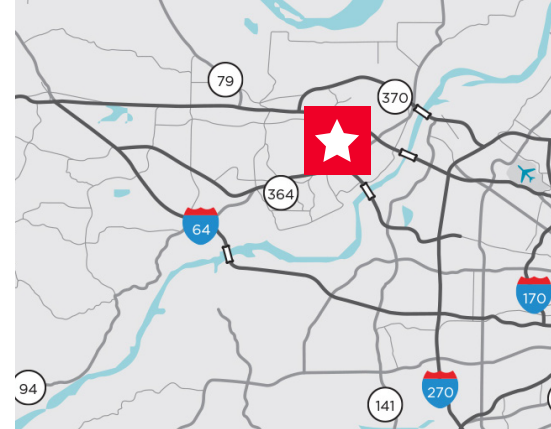
- Premium corner location at the coveted Mid County intersection of Manchester/McKnight/Rock Hill Roads with excellent visibility to almost 44,000 cars per day.
- Site is located on a major commuter route for Rock Hill, Webster Groves, Brentwood, Glendale, Kirkwood and Ladue providing access to some of the best demographics in the St Louis MSA.
- Across from busy Market at McKnight Shopping Center including retailers Aldi, Starbucks, F45, X-Golf, Katies Pizza & Pasta, Wendy's, Momo's, Hanger and many more.
- Existing building includes drive thru and large parking field
- Contact Broker for Pricing (Sale, Ground Lease, and Building Lease)

### Demographics

|                   | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------|-----------|-----------|-----------|
| Population        | 10,671    | 94,312    | 266,336   |
| Households        | 4,487     | 41,148    | 117,785   |
| Average HH Income | \$124,584 | \$128,176 | \$115,090 |

### Traffic Counts

**S McKnight Road** - 19,806 VPD | **Manchester Road** - 24,121 VPD



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**Parcel Outline & Property Photo**



## Property Photos



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## Trade Aerial - 2 Mile Radius



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