

9433 Manchester Road Rock Hill, Missouri 63119

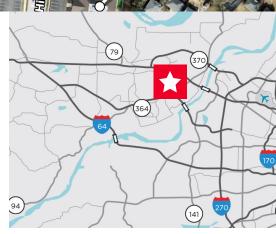


## +/- 2.33 Acres with +/-13,255 SF Building Property Highlights

- 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**



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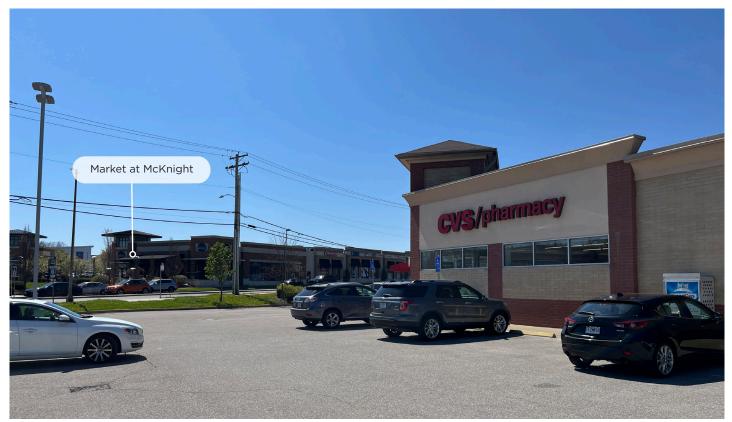
7700 Forsyth Blvd, Suite 1210 St. Louis, Missouri main +1 314 862 7100 **cushmanwakefield.com** 



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### **Parcel Outline & Property Photo**







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#### **Property Photos**





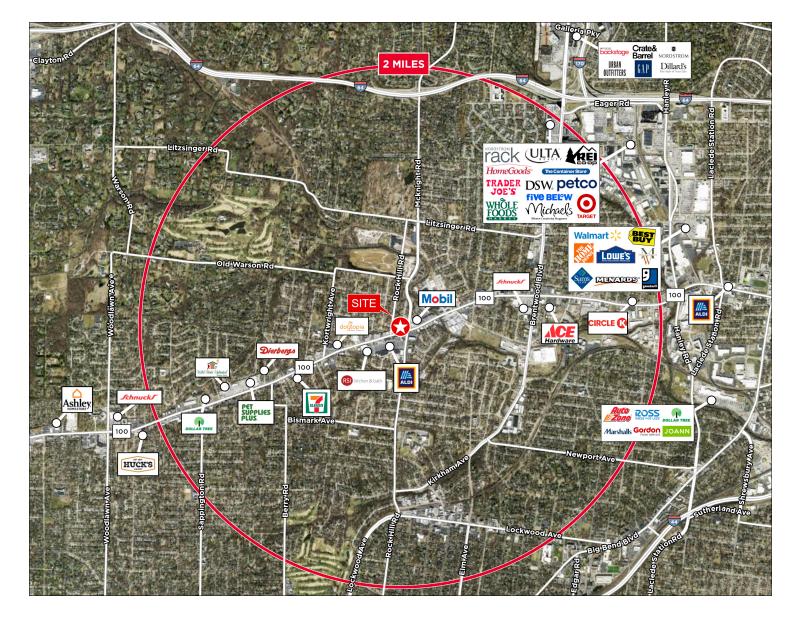
**David Wirth** +1 314 925 2916 david.wirth@cushwake.com **Kyle Pershing** +1 314 236 5471 kyle.pershing@cushwake.com 7700 Forsyth Blvd, Suite 1210 St. Louis, Missouri main +1 314 862 7100 **cushmanwakefield.com** 

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#### Trade Aerial - 2 Mile Radius



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