

# 14779 MANCHESTER AVE

Ballwin, MO 63011

Asking Price \$1,050,000 (\$188/SF)

5,595 SF RETAIL BUILDING / FOR SALE



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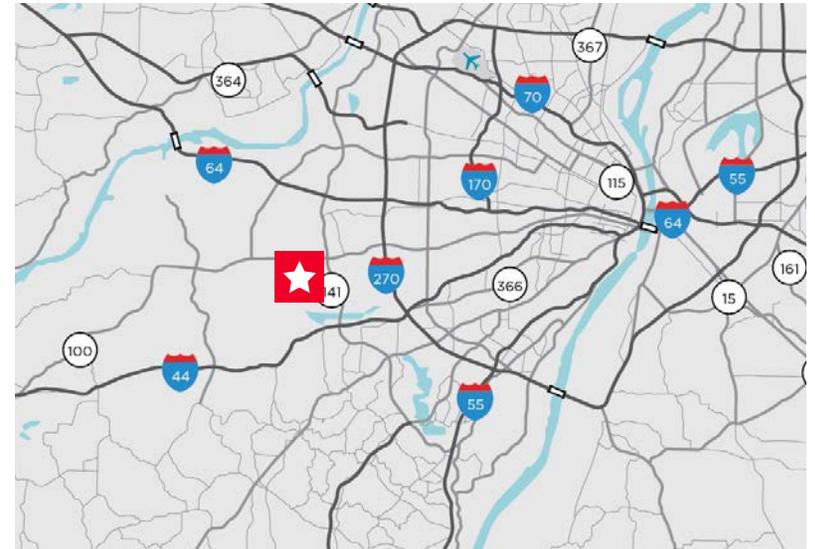
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## OVERVIEW

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## PROPERTY HIGHLIGHTS

- Value-Add Retail - Ability to significantly increase NOI leasing vacancies
- ± .59 Acre Site with 150' of Manchester Road Frontage
- 3 Suites: 14789 Manchester ± 2,570 SF VACANT  
14783 Manchester ± 2,225 SF LEASED  
14779 Manchester ± 800 SF VACANT
- Excellent Visibility and Access to both directions of Manchester Road
- Zoning: C-1 General Commercial allowing wide variety of uses



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,122	81,317	153,652
Households	4,369	26,633	94,334
Average HH Income	\$106,950	\$133,384	\$143,276

## TRAFFIC COUNTS

MANCHESTER ROAD - 47,536 VPD



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SITE PLAN

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## AREA DESCRIPTION

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Located in west St. Louis County, Ballwin, Missouri, is a well-established, affluent suburb serving as a key retail and service hub for neighboring communities including Ellisville, Manchester, and Chesterfield. With a population of over 30,000 within city limits and exceeding 100,000 within a 5-mile radius, the area is characterized by high household incomes, strong home ownership rates, and a well-educated population.

The median household income is significantly above the national average, with majority of residents in professional or managerial roles. This demographic base supports demand for a mix of upscale retail, dining, healthcare, and personal services.

Manchester Road (Highway 100) serves as the main commercial corridor, with a diverse mix of national retailers, local businesses, restaurants, grocery stores, and service providers. Notable centers include Ballwin Plaza and Olde Towne Plaza. The area enjoys low retail vacancy rates and consistent consumer traffic due to its central location and ease of access.

The city benefits from strong regional connectivity via Manchester Road and Highway 141, linking it to I-270, I-44, and the greater St. Louis metro area. Daily commuter traffic and close proximity to employment centers in Chesterfield and West County strengthen its position as a daily needs destination.

Ballwin's stable population, high disposable income, and limited commercial land availability create strong demand for redevelopment, infill, and service-oriented uses. Healthcare, boutique retail, fast casual dining, and experiential services are particularly well-suited for the market.

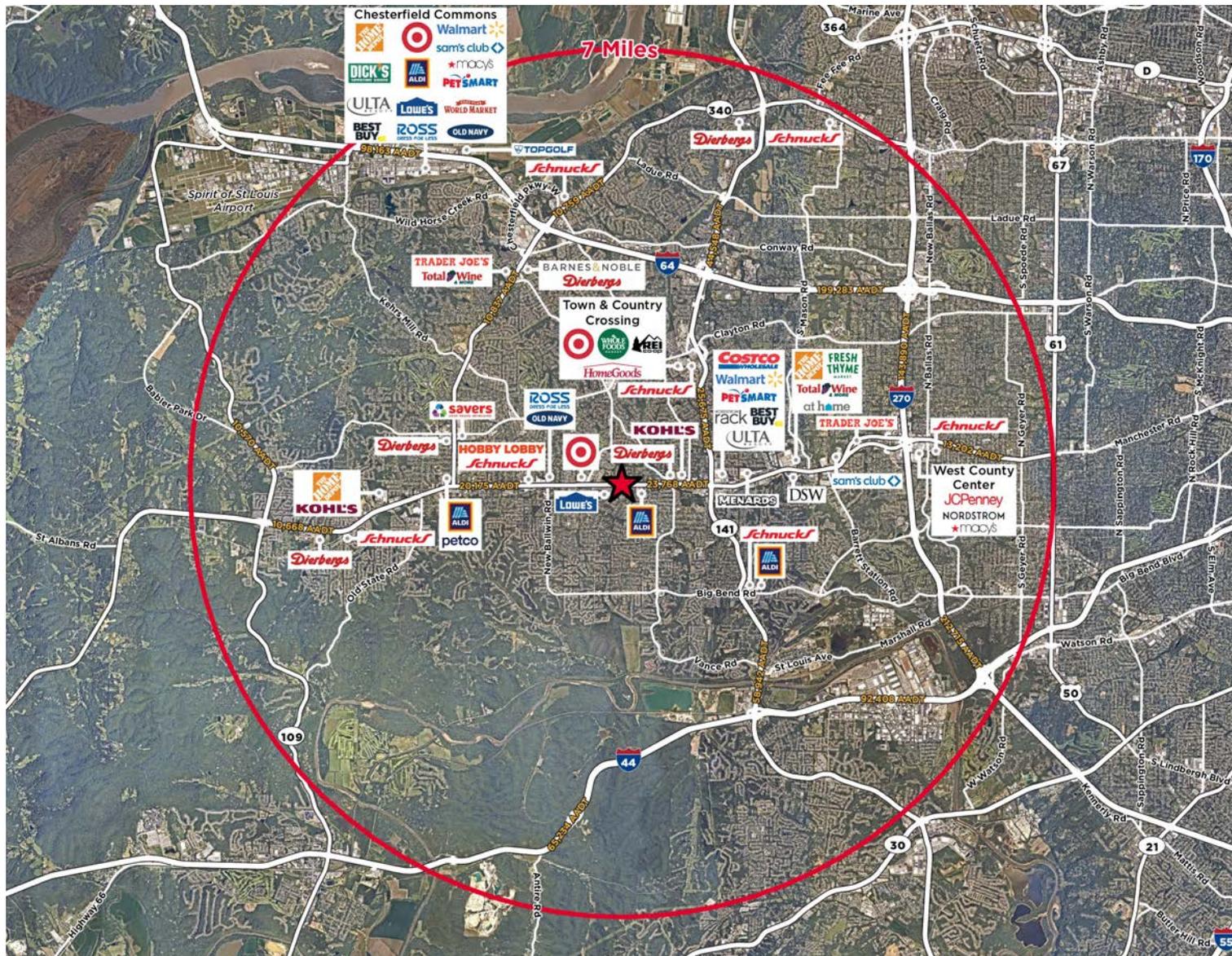


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AERIAL

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