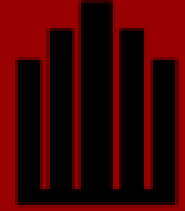


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FOR LEASE: \$37.50/SF NNN



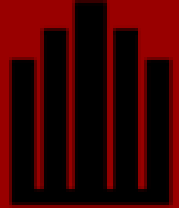


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PROPERTY FEATURES

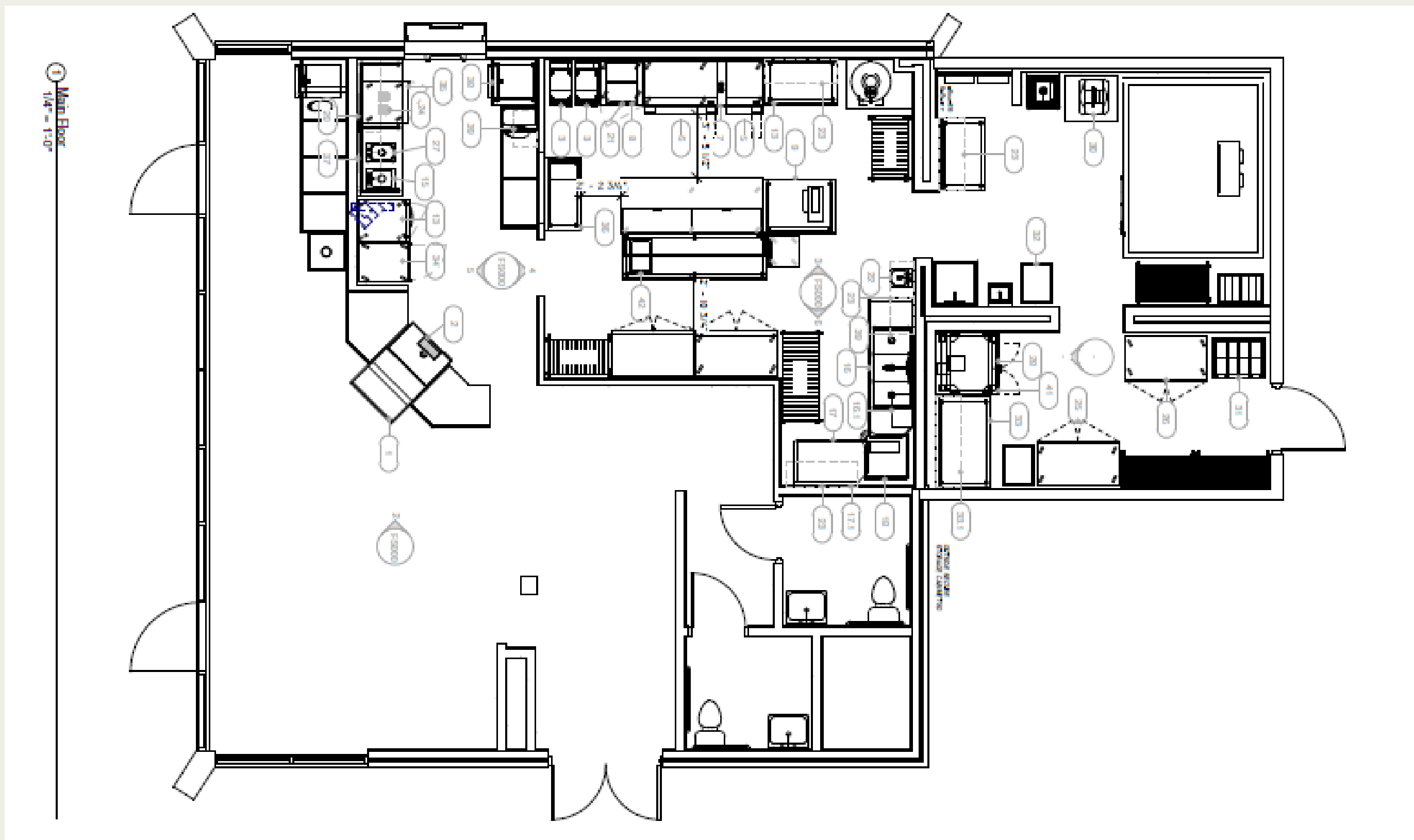
- 2,100 SF for lease
- Adjacent to Target
- Former restaurant with infrastructure in place
- Major retail corridor along Manchester Road with nearly 41,000 VPD
- Operational drive thru
- Plug and play for other operator
- Retailers in the immediate trade area are: Target, Lowes, Ross Dress for Less, Five Below, Hobby Lobby, Schnucks, Marshalls, Planet Fitness, Foss Swim School, and countless QSR's





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PROPERTY FLOOR PLAN





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2024 DEMOGRAPHICS

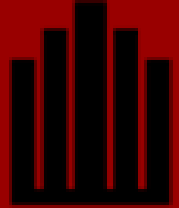
1 Mile | 3 Miles | 5 Miles

 **Population**

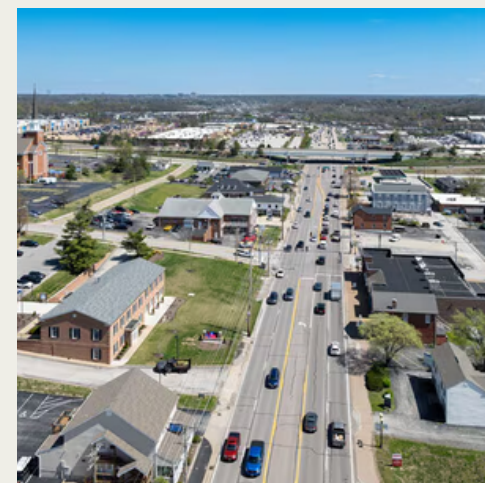
10,234 | 81,869 | 158,555

\$ Median Household Income
\$97,125 | \$131,959 | \$145,311





PROFILE: BALLWIN, MO



Location

Strategic West County Access

- Ballwin offers convenient access to major regional corridors including Interstate 44, Highway 141, Manchester Road (Route 100), and Big Bend Road.
- The city's strong roadway connectivity supports steady commuter traffic and makes Ballwin a desirable location for neighborhood retail and service-oriented businesses.

Demographics

Established, Stable & Affluent

- Ballwin is characterized by established residential neighborhoods with a strong base of homeowners and long-term residents.
- The area provides reliable consumer spending for retail, dining, and personal service uses.
- Proximity to Manchester, Town & Country, and Chesterfield further enhances the trade area and customer draw.

Business Friendly

Retail-Friendly & Proven

- Ballwin maintains stable property values, consistent traffic counts, and dependable demand for neighborhood and convenience retail.
- A strong mix of local businesses and national brands reflects Ballwin's proven appeal as a retail destination.

Community

Family-Oriented & Active

- Ballwin offers a high quality of life with well-maintained parks, trails, and recreational facilities.
- Ballwin's balance of residential stability and commercial accessibility makes it an attractive destination for both residents and visitors in West St. Louis County.



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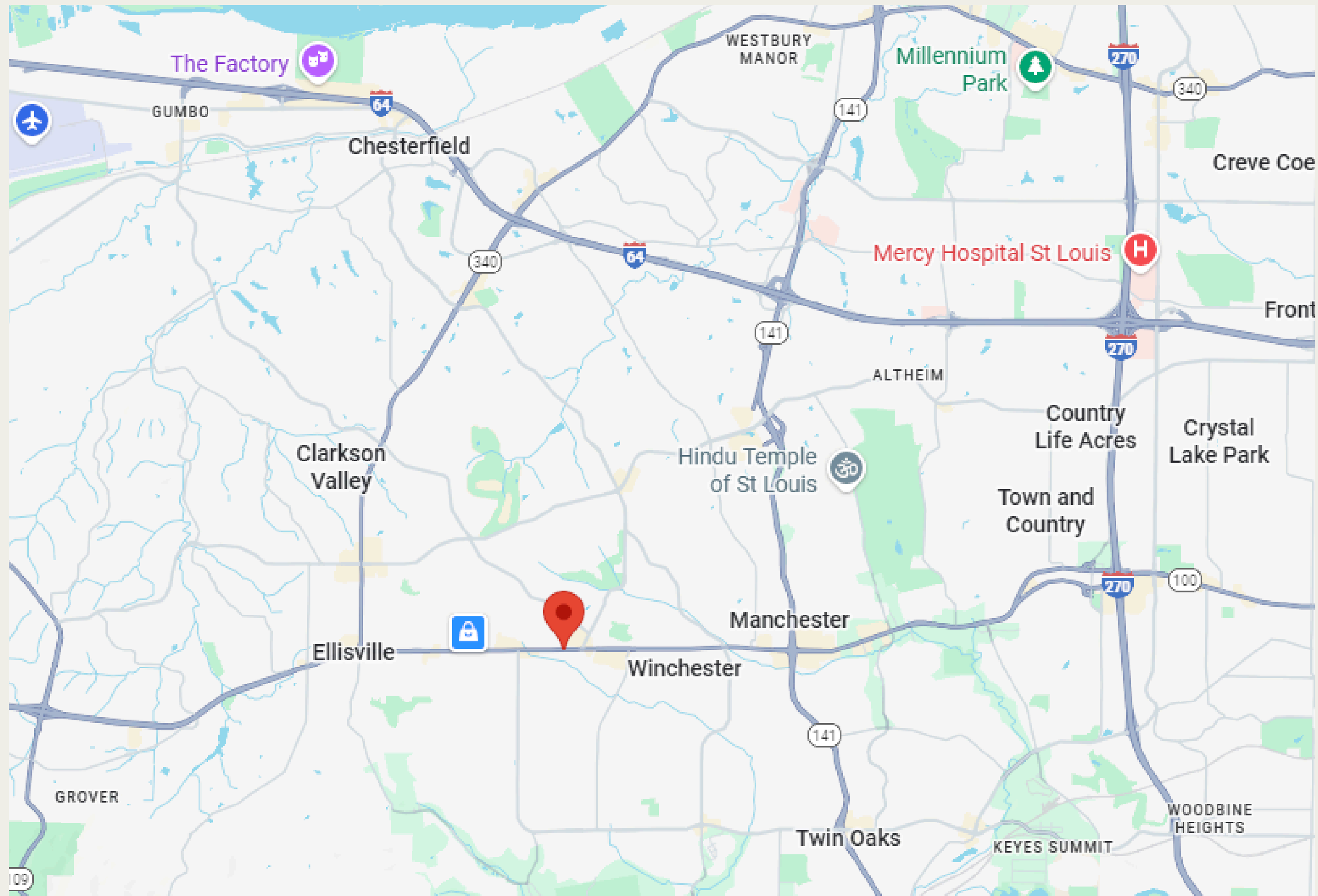
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LOCATION



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