

AVAILABLE FOR LEASE OR SALE

±2.2 ACRES AT PRIME INTERSECTION

8071-8075 MANCHESTER ROAD, BRENTWOOD, MO 63144

RETAIL



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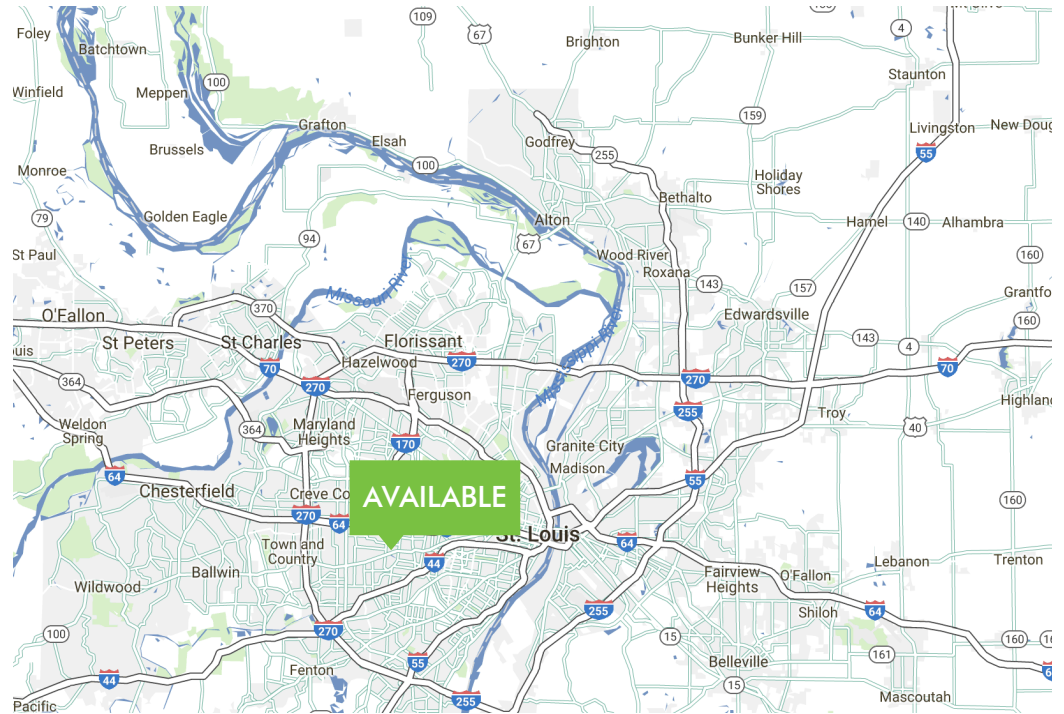
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PROPERTY INFO

- + Approximately 2.2-acre site located at the prime intersection of Manchester Road and Hanley Road
- + Available for lease or sale
- + Site offers direct frontage and access to Manchester Road
- + Located less than one mile away from Lowe's, Wal-Mart, Sam's Club, Home Depot and Menards
- + Significant improvements to the intersection are planned by the county which will greatly improve visibility and accessibility of the site

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AREA DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	11,938	118,450	336,145
Median Household Income	\$56,065	\$62,621	\$53,915
Average Household Income	\$74,818	\$94,649	\$82,818
Households	5,581	53,290	152,829

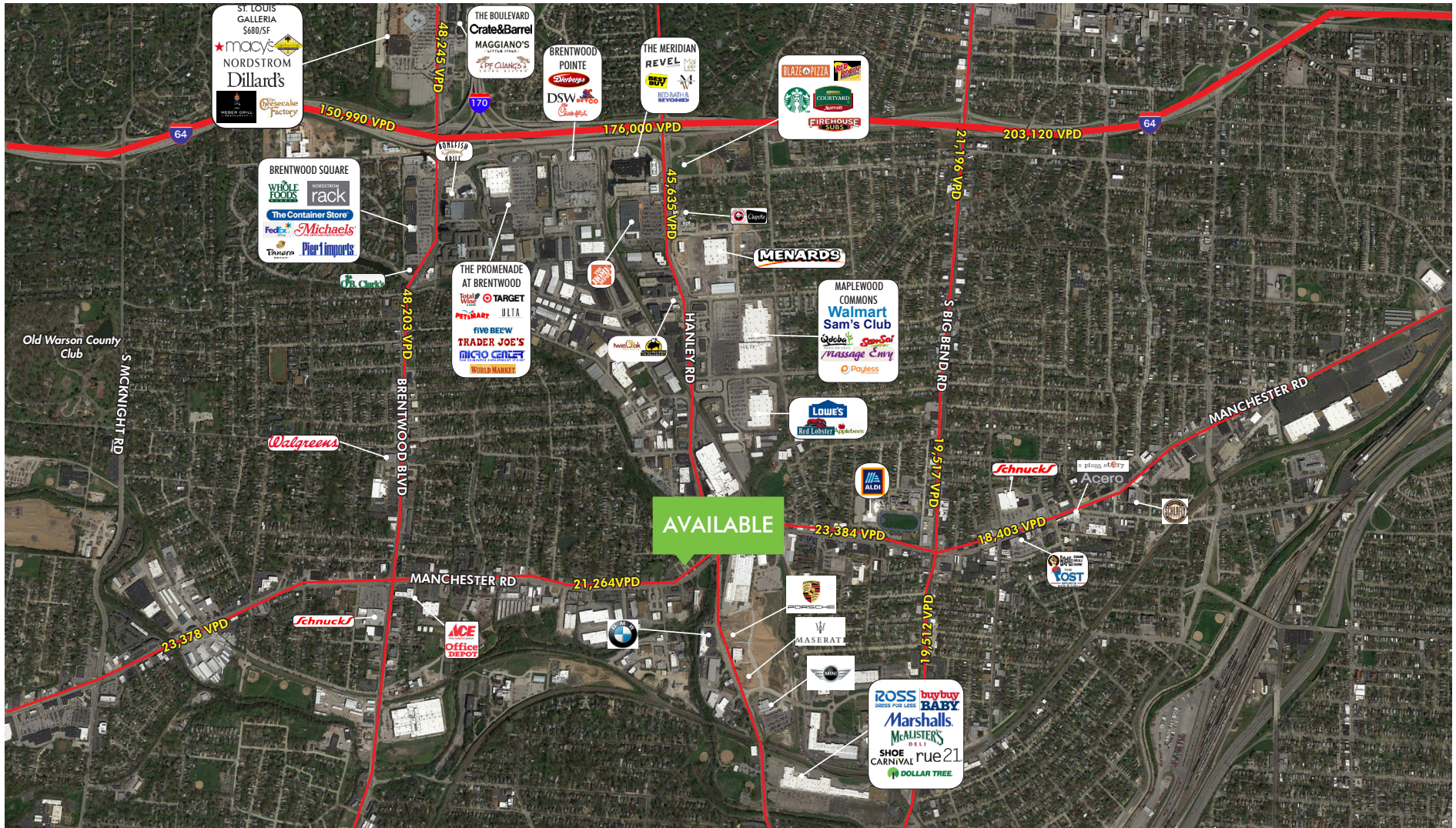
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TRADE AERIAL

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