



# WELCOME NEW TENANTS



## BRENTWOOD PLAZA

8800 MANCHESTER RD BRENTWOOD, MO 63141

1.393 SF REMAINING AT  
SCHNUCKS ANCHORED CENTER

**XTEAM**  
RETAIL ADVISORS

# BRENTWOOD PLAZA

## DEMOGRAPHICS

PLEASE CONTACT:  
LAYLA MABIE  
314.282.9838 (DIRECT)  
314.399.0282 (MOBILE)  
LAYLA@L3CORP.NET





L<sup>3</sup> CORPORATION  
RICK SPECTOR  
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RICK@L3CORP.NET

GO TO:

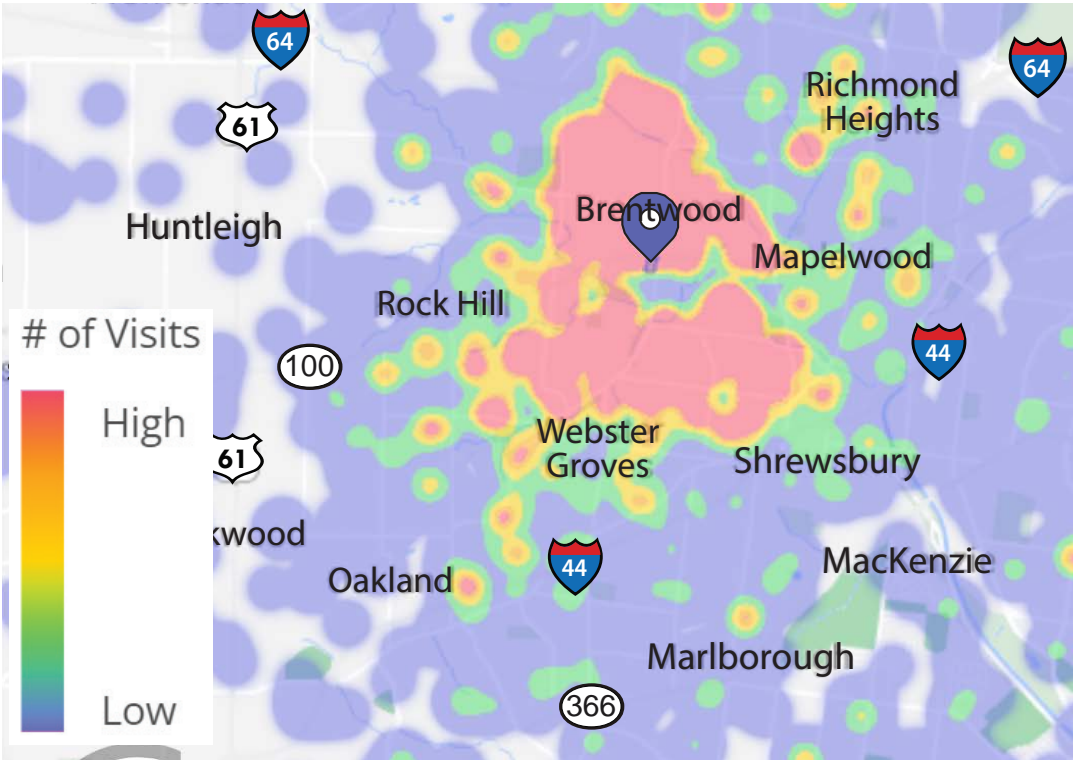
SITE PLAN

MARKET AERIAL




### VISIT METRICS JULY 1<sup>st</sup>, 2024 - JUNE 30<sup>th</sup>, 2025 • DATA PROVIDED BY PLACER.

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
935.8 K	148.1 K	6.32	22 MIN

### HEAT MAP • PER PLACER.AI



### POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		11,653	105,895	302,547
HOUSEHOLDS		5,085	47,672	137,115
AVG HH INCOME		\$110,830	\$127,417	\$113,121



VIEW & DOWNLOAD:  
PLACER.AI REPORT  
DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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## SITE PLAN

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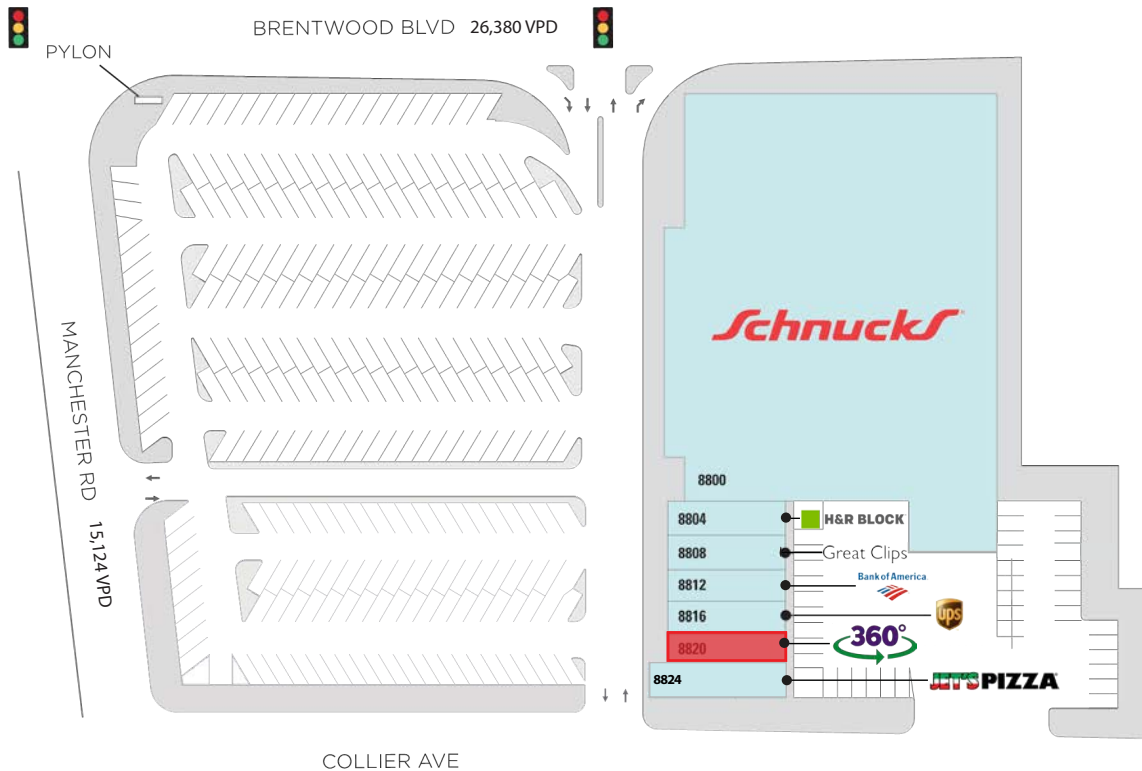
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SPACE	TENANT	SF
8800	SCHNUCKS	51,800
8804	H&R BLOCK (OPENING SOON)	1,400
8808	GREAT CLIPS	1,400
8812	BANK OF AMERICA - ATM	1,400
8816	THE UPS STORE	1,400
8820	AVAILABLE	1,393
8824	JET'S PIZZA (OPENING SOON)	1,472

- 1,393 SF WHITE BOX SPACE NOW AVAILABLE
- AFFLUENT CUSTOMER BASE WITH INCOMES OF \$127,000+ IN 3 MILE TRADE AREA
- LOCATED AT BUSY INTERSECTION OF BRENTWOOD BLVD AND MANCHESTER RD
- COMBINED 41,000+ VPD AT THE INTERSECTION
- PYLON & STOREFRONT SIGNAGE AVAILABLE





# MARKET AERIAL

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