



**±1,300 up to 2,600 SF**  
**Retail, Office, Medical Space**  
**Available for Lease**

FOR LEASE →

**8510 Manchester Rd.**  
**Brentwood, MO 63144**

CONTACT US

Jason Morgan  
314.560.8114 | [jm@ccr-stl.com](mailto:jm@ccr-stl.com)

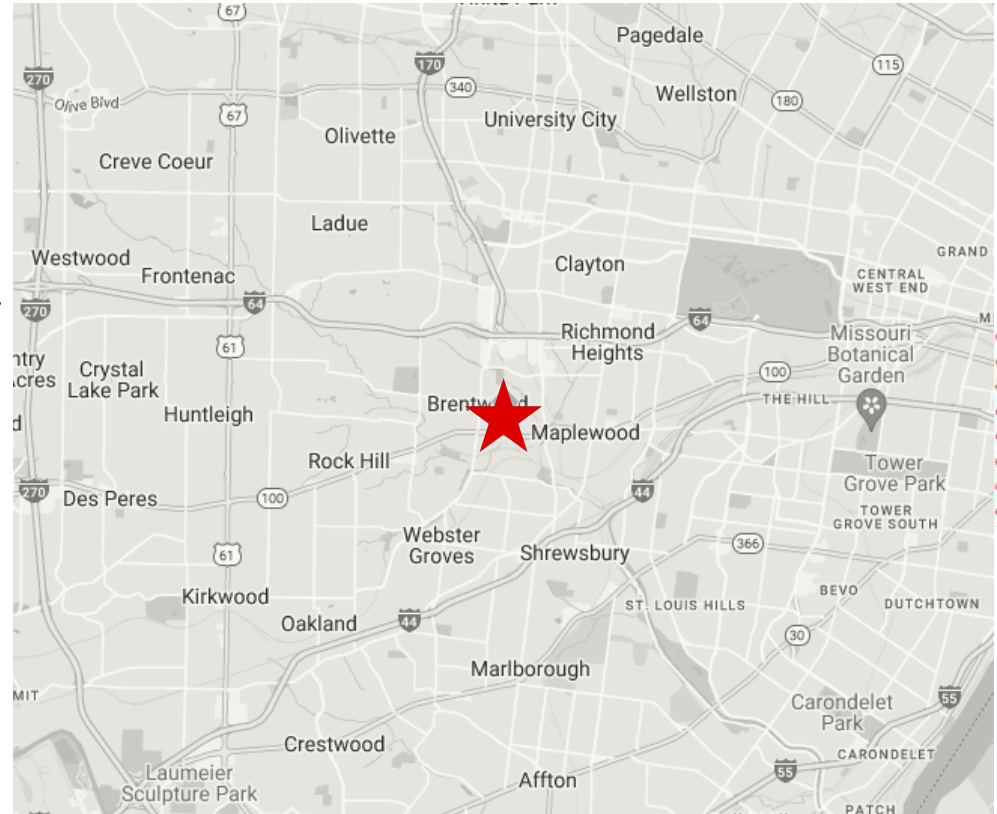
Rob Salvino  
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## Property Details

- ▶ **8510 Manchester Rd., Brentwood, MO 63144**
  - ▶ **±1,300 up to 2,600 SF**
  - ▶ **Well Suited for Retail, Office or Medical Space**
- ▶ Prime Commercial Space new to market
- ▶ Situated on bustling Manchester Road
- ▶ Perfect for retail shops, restaurants, offices, medical and more
- ▶ Located on Manchester Rd. between Brentwood Blvd. and Hanley Rd.
- ▶ Excellent signage and visibility
- ▶ Manchester Rd. Street Improvement Project is Complete
- ▶ For Lease: \$16.00 - \$18.00/SF plus NNN's

## 2023 Demographics

RADIUS	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 Mile	6,486	6,331	\$75,875
3 Mile	68,920	38,950	\$86,229
5 Mile	195,924	97,729	\$81,220



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