

# 5,486 SF FORMER RESTAURANT

## AVAILABLE FOR LEASE

14830 MANCHESTER ROAD

**BALLWIN, MO**

VLASIS PARK



ROBERWEIS DAIRY



TEE



LION'S CHOICE



Manchester Rd 38,034 (2025)



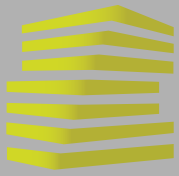
SITE



DUNKIN'

BALLWIN ATHLETIC ASSOCIATION COMPLEX





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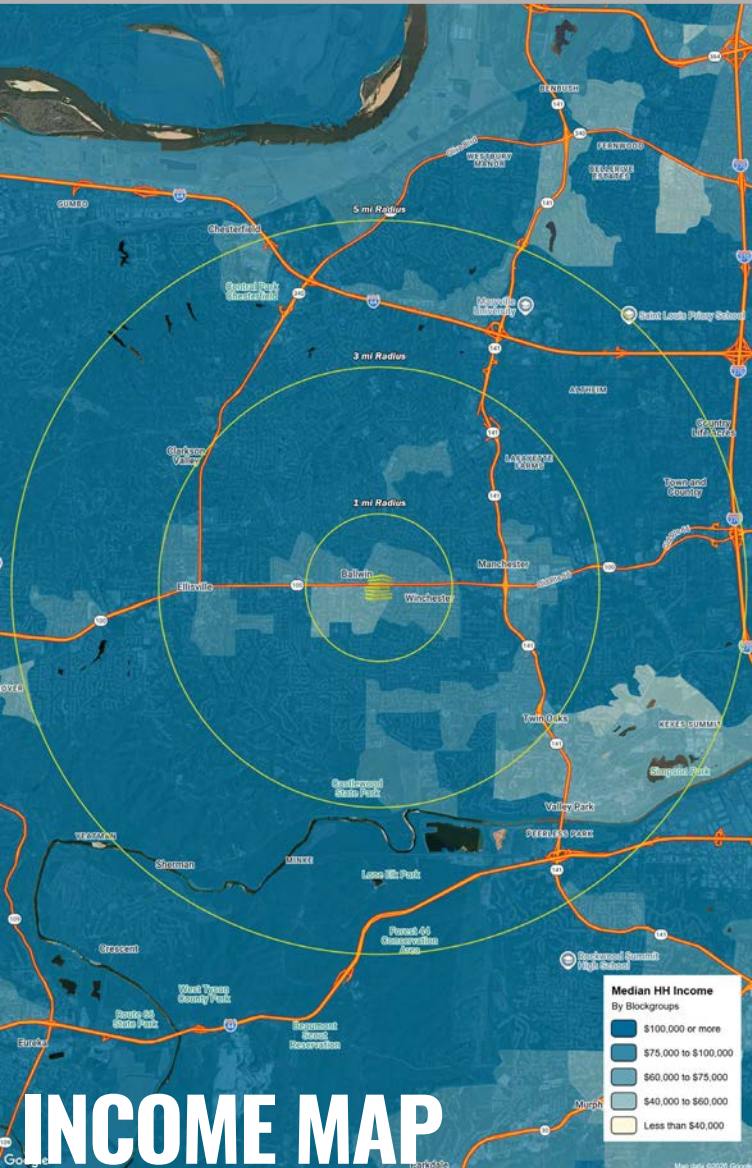
## NEIGHBORHOOD VIBE

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### TRADE AREA OVERVIEW

NESTLED IN THE HEART OF ST. LOUIS COUNTY, BALLWIN, MISSOURI IS A WARM AND WELCOMING SUBURBAN COMMUNITY THAT PERFECTLY BLENDS SMALL-TOWN CHARM WITH BIG-CITY CONVENIENCE. WITH A POPULATION OF AROUND 30,000 RESIDENTS, THIS THRIVING CITY OFFERS AN EXCEPTIONAL QUALITY OF LIFE, MAKING IT ONE OF THE MOST DESIRABLE PLACES TO LIVE IN THE GREATER ST. LOUIS AREA.

MANCHESTER ROAD SERVES AS THE CITY'S BUSTLING MAIN ARTERY AND A MAJOR TRADE CORRIDOR RUNNING EAST TO WEST THROUGH THE HEART OF THE COMMUNITY. IT IS LINED WITH A FANTASTIC MIX OF BIG-BOX RETAILERS, LOCAL SHOPS, AND DINING OPTIONS THAT MAKE ERRANDS A BREEZE. YOU'LL FIND FAMILIAR FAVORITES LIKE WALMART, TARGET, HOME DEPOT, AND LOWE'S ALL WITHIN EASY REACH, ALONG WITH A WIDE VARIETY OF RESTAURANTS, BANKS, AND SPECIALTY STORES.

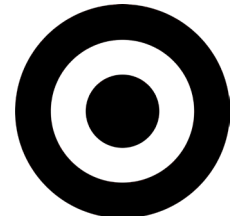
BALLWIN IS ALSO HOME TO A STRONG AND DIVERSE EMPLOYMENT BASE THAT KEEPS THE LOCAL ECONOMY VIBRANT. MAJOR EMPLOYERS IN THE AREA INCLUDE SSM HEALTH, WITH ITS NEARBY ST. CLARE HOSPITAL SERVING AS A SIGNIFICANT HEALTHCARE HUB, ALONG WITH A VARIETY OF CORPORATE OFFICES, RETAIL CENTERS, AND SMALL BUSINESSES THAT CALL THE MANCHESTER ROAD CORRIDOR HOME.

FAMILIES WITH CHILDREN WILL FEEL RIGHT AT HOME IN BALLWIN, THANKS TO ITS OUTSTANDING SCHOOLS AND ABUNDANCE OF GREEN SPACES. WHEN THE SCHOOL DAY IS DONE, KIDS AND FAMILIES CAN ENJOY THE FRESH AIR AT VLASIS PARK, FERRIS PARK, OR CASTLEWOOD STATE PARK JUST A SHORT DRIVE AWAY, OFFERING TRAILS, SPORTS FIELDS, PLAYGROUNDS, AND GORGEOUS NATURAL SCENERY. IN BALLWIN, A GREAT EDUCATION AND AN ACTIVE OUTDOOR LIFESTYLE GO HAND IN HAND.

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION</b>	<b>9,997</b>	<b>82,646</b>	<b>160,686</b>
<b>HOUSEHOLDS</b>	<b>4,217</b>	<b>32,866</b>	<b>64,259</b>
<b>EMPLOYEES</b>	<b>4,951</b>	<b>23,632</b>	<b>136,832</b>
<b>MED HH INCOME</b>	<b>\$104,710</b>	<b>\$126,855</b>	<b>\$137,142</b>

### AREA RETAIL | RESTAURANTS



**SKY ZONE  
TRAMPOLINE PARK**

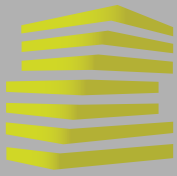


**planet  
fitness**



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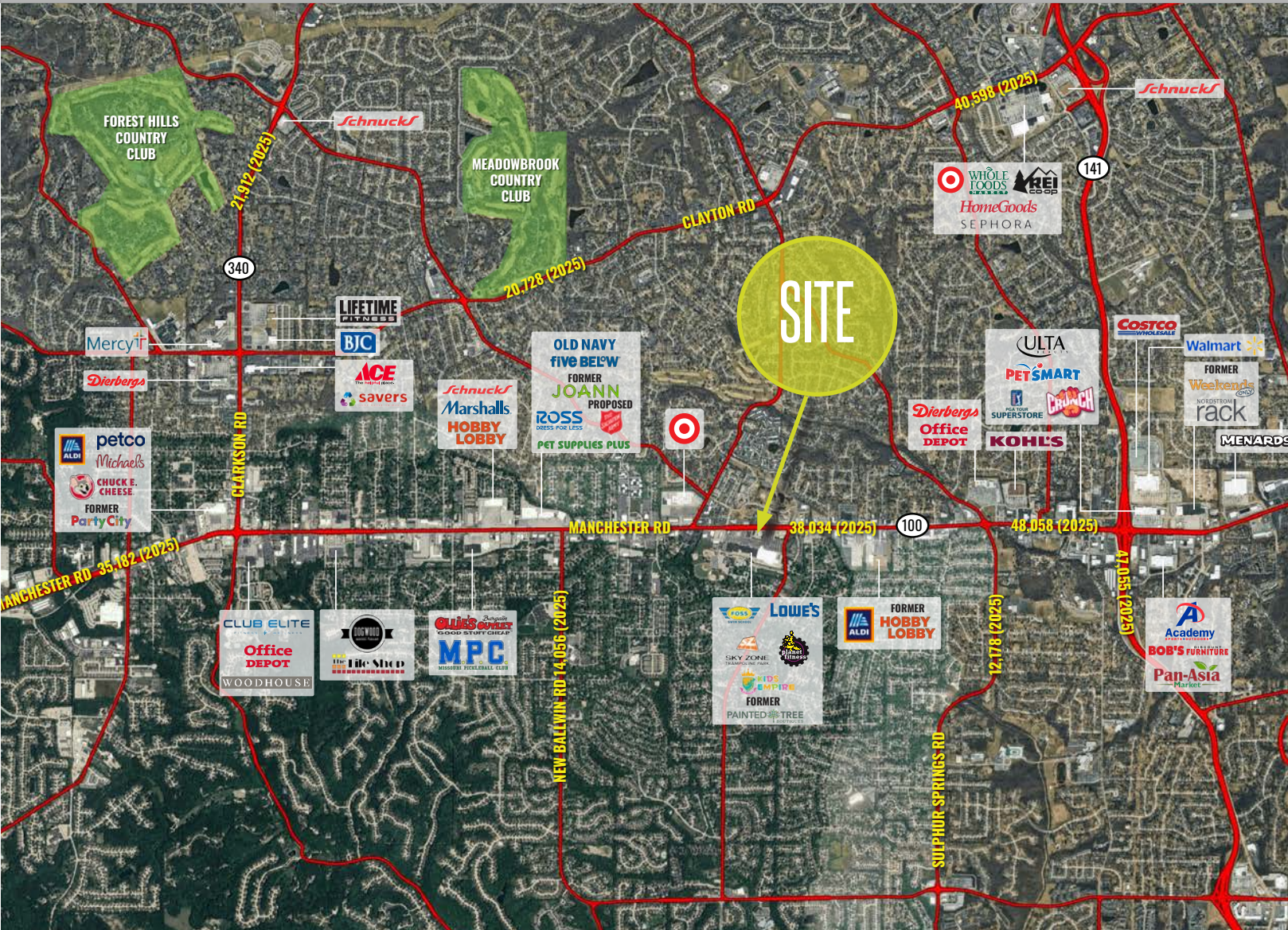
## MARKET AERIAL

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- **FREESTANDING RESTAURANT FOR LEASE AND SALE**
- **5,486 SQUARE FEET RESTAURANT ON 1.38 ACRES**
- **UNPARALLELED VISIBILITY TO 38,043 VPD ON MANCHESTER ROAD**
- **LARGE PYLON SIGN**
- **CALL BROKER FOR PRICING**