



15570 Manchester Rd

Ellisville, MO 63011

Property Features

- 0.59 acre vacant parcel available for ground lease (not for sale)
- All utilities to site
- Curb cuts on Manchester Rd & E. Meadow Ln
- Zoned C-3 Commercial
- Located in a heavy retail corridor with 42,630 vehicles per day on Manchester Rd

Ground Lease Rate:

\$85,000 per year



For more information:

Bill Barnes

314 994 4401 Direct • 314 578 1708 Mobile
wbarnes@naidesco.com

Peter Sheahan

314 994 4081 Direct
psheahan@naidesco.com

Aerial View

15570 Manchester Rd
Ellisville, MO



Demographics	1 Mile	3 Miles	5 Miles
Population	9,002	74,580	151,646
Households	3,631	28,655	59,627
Daytime Pop	6,184	40,646	103,010
Avg HH Income	\$135,878	\$179,710	\$185,677
Med HH Income	\$103,857	\$130,302	\$131,966

For more information:

Bill Barnes

314 994 4401 Direct • 314 578 1708 Mobile
wbarnes@naidesco.com

Peter Sheahan

314 994 4081 Direct
psheahan@naidesco.com