



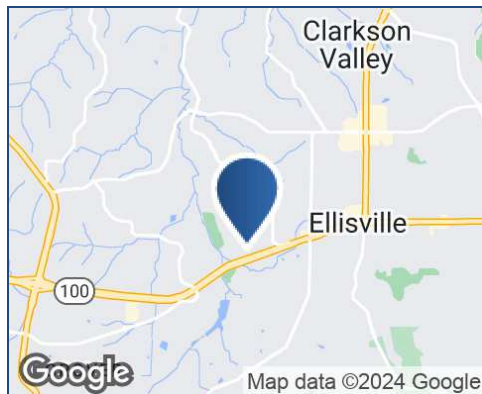
Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	34,221
STREET	Manchester Rd.

* Figures shown represent estimates



DEMOGRAPHICS - 2024

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Estimated Population	49,861	109,494	171,786
Average HH Income	\$192,267	\$201,079	\$190,882
Estimated Households	18,956	42,241	67,534

PROPERTY HIGHLIGHTS

- ±1.43 AC available
- Signalized intersection
- Commercial zoning
- Neighbors include The Home Depot, Kohl's, Commerce Bank, Public Storage, On The Run, Mobil, and Extra Space Storage
- Area retailers include Walgreens, CVS Pharmacy, Office Depot, Michaels, Party City, Aldi, Petco, AutoZone, and more



KEITH VALENTINE
678.718.1882
KValentine@retail-pa.com

TOM EGAN
314.378.6083
tegan@boudoures.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

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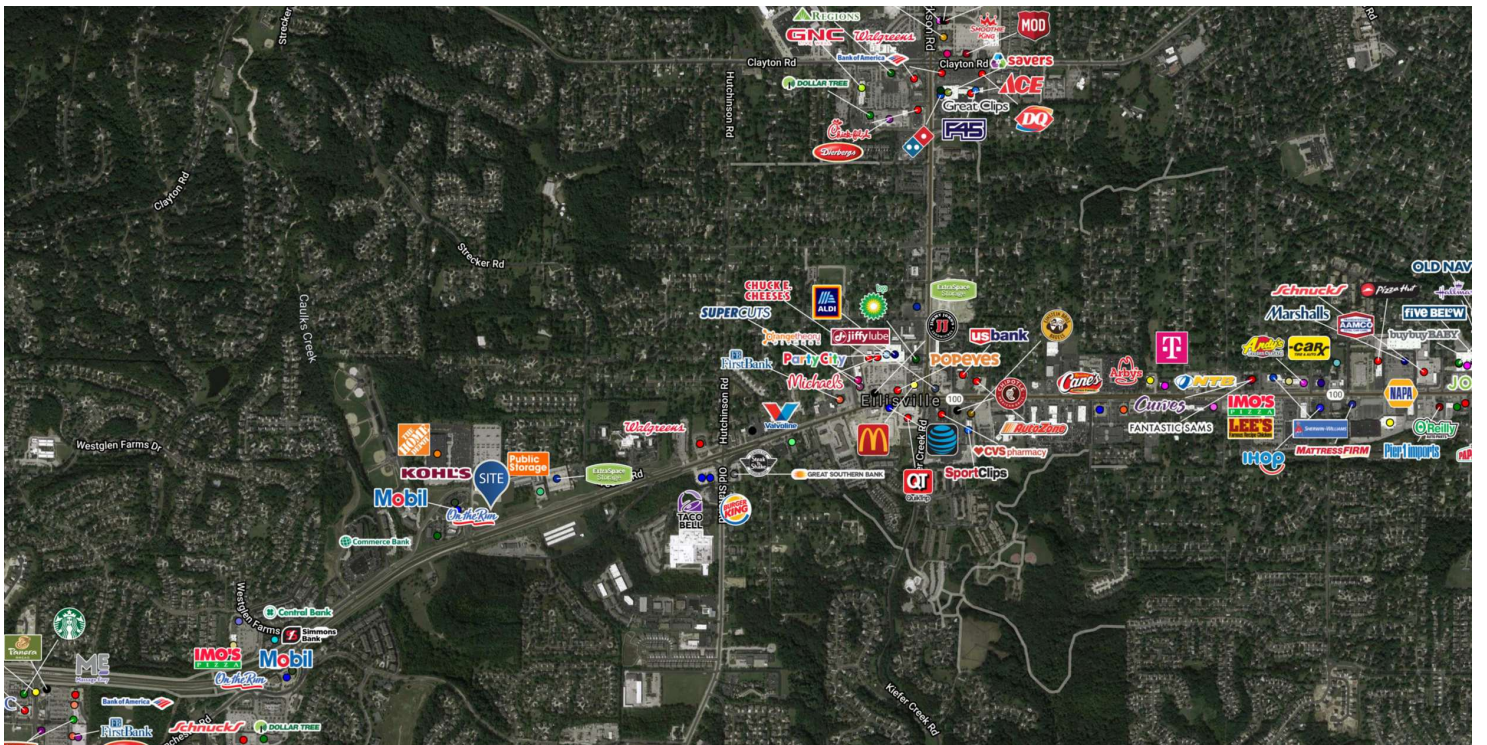
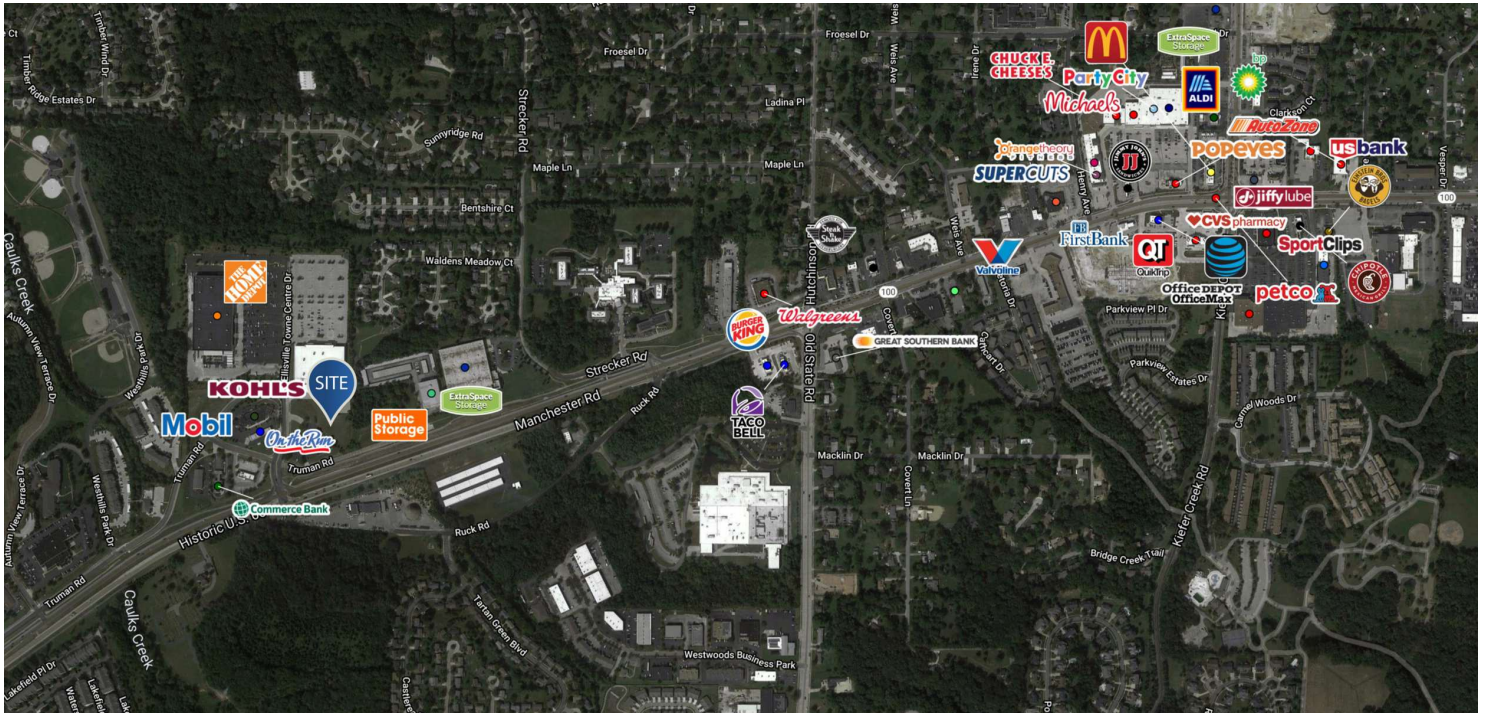
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±1.43 AC ELLISVILLE, MO

37 Ellisville Towne Center, Ellisville, MO 63011

Location Maps



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