

12030 MANCHESTER RD 1087 & 1091 KINSTERN DR INVESTMENT PROPERTY OR REDEVELOPMENT OPPORTUNITY

DES PERES, MO



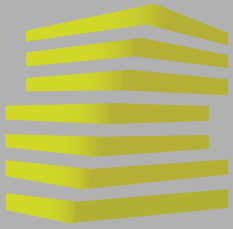
26,054 (2025)

Manchester Rd

0.63 ACRES
SITE



LOCATION.
commercial real estate



12030 MANCHESTER RD, 1087 & 1091 KINSTERN DR

NEIGHBORHOOD VIBE

ALEX APTER

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TRADE AREA OVERVIEW

Des Peres, Missouri, home to 8,373 residents. The nucleus of Des Peres is centered around the I-270/Manchester Road interchange. The opening of I-270 in 1965 marked the beginning of Des Peres' transition from an agriculturally based area to a modern day hub of commerce. Banks and shopping centers began to crop up, including West County Center which first opened in 1969 as one of the first regional shopping centers in the metropolitan area. Over time, its status was overshadowed by area malls. West County Center has always been extremely important to the financial stability of Des Peres; thus, the city made proactive efforts to revitalize the mall. It was closed in 2001 and rebuilt and reopened the following year. Anchored by Macy's, JC Penney, Nordstrom and Dick's Sporting Goods, it is now known as a premier shopping destination in the St. Louis area.

In the 1970s and 1980s, a wave of commercial growth began with large scale office developments. The Community Federal Building, which is now the Edward Jones Headquarters, was built, followed by substantial progress in additional office developments in the Manchester Road West corridor.

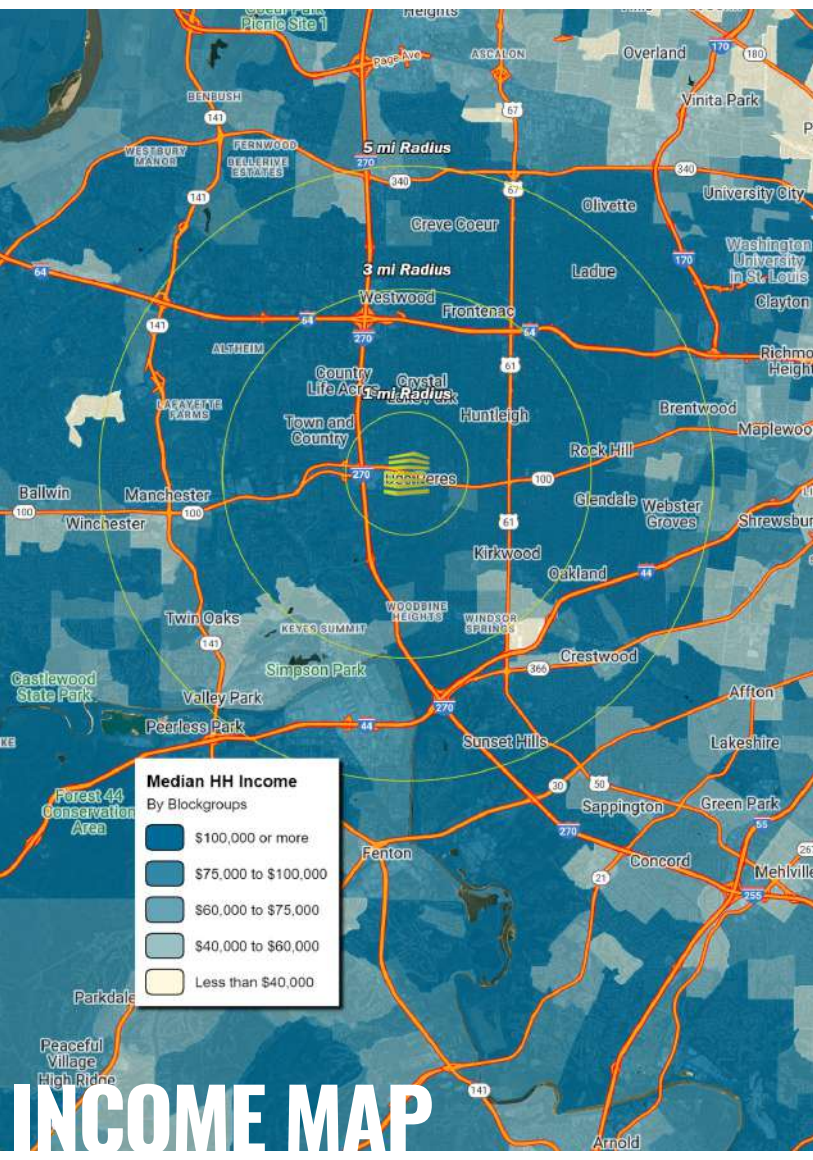
Since the early 2000s, Des Peres continues to grow and develop. After the reconstruction of Manchester Road in 2002, Des Peres Pointe Phases I and II were built, including retailers such as Trader Joes, Panera Bread and Noodles & Co. In 2009, a 75,000 square foot Schnucks was built near West County Center; in 2012, Dierbergs followed suit with a 75,000 square foot store about a mile down the road. As of 2013, approximately 255 businesses are located along Manchester Road in Des Peres.

Des Peres is home to six parks, the most notable of which is Des Peres Park. This 42.5 acre park is home to City Hall and numerous recreational activities, including a lake and trails. Des Peres Hospital is a 143-bed acute care community hospital serving the needs of the area since 1974. Des Peres is also home to Des Peres Cine 14.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	7,434	58,363	160,779
HOUSEHOLDS	2,785	23,439	65,153
EMPLOYEES	9,113	45,195	147,379
MED HH INCOME	\$198,030	\$163,596	\$146,814

AREA RETAIL | RESTAURANTS

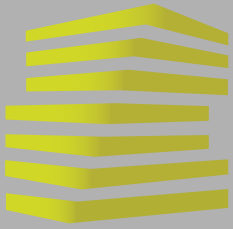


INCOME MAP



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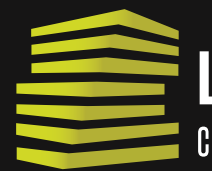
ZOOM AERIAL

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- 0.63 ACRES
- INVESTMENT PROPERTY OR REDEVELOPMENT OPPORTUNITY
- FULLY LEASED 2,250 SF COMMERCIAL BUILDING
- THE COMMERCIAL BUILDING HAS TWO TENANTS ON THE MAIN LEVEL WITH MANCHESTER ROAD ACCESS, AND ONE TENANT LEASING THE LOWER LEVEL WITH A SEPARATE ENTRANCE
- THE PROPERTY INCLUDES TWO RESIDENTIAL HOMES
- 1091 KINSTERN DRIVE IS 1,200 SF; THREE BED, ONE FULL BATH, CENTRAL AC, FULL BASEMENT, ONE CAR GARAGE
- 1087 KINSTERN DRIVE IS 1,075 SF; TWO BED, ONE FULL BATH, CENTRAL AC, FULL BASEMENT, ONE CAR GARAGE
- ALL TENANTS ARE MONTH-TO-MONTH AND CAN VACATE OR SIGN LONG-TERM LEASES
- EXCELLENT OPPORTUNITY FOR NEW OWNERSHIP TO RESTRUCTURE LEASES AND MAXIMIZE RENTS
- CALL BROKER FOR PRICING



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