



MCKELVEY PROPERTIES

FOR SALE OR LEASE

14366 Manchester Rd.
Ballwin, MO 63011

Kim Richter
314.333.9844
krichter@mckelveyproperties.com

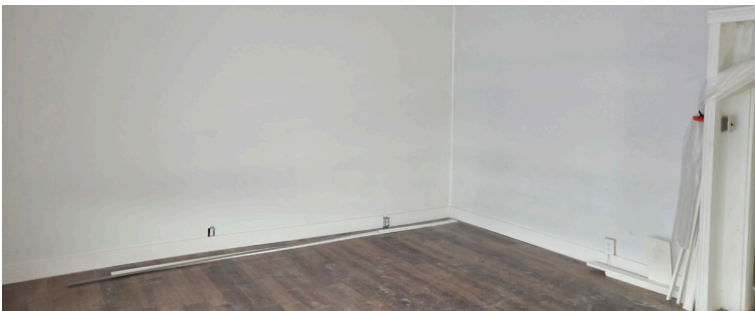


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**McKELVEY
PROPERTIES**
building relationships . creating wealth



SALE PRICE: \$350,000
LEASE PRICE: \$19.00/SF GROSS
TENANT TO PAY UTILITIES

FOR SALE OR LEASE: FREESTANDING BUILDING ON MANCHESTER ROAD

PRIME LOCATION! 2,186 SF available for lease!

High visibility at Manchester and 141.

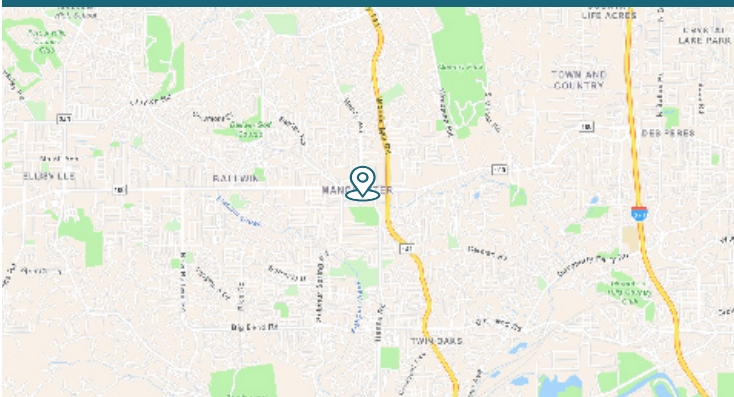
Perfect fixer upper for a small business!

**Could be a great space for insurance, contractor,
small retail, salon, or esthetician!**

Building signage available.

Great owner/user opportunity!

**Neighboring
properties also
available for
sale! Contact
agent!**



CONTACT: Kim Richter - 314.333.9844
krichter@mckelveyproperties.com

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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
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AERIAL



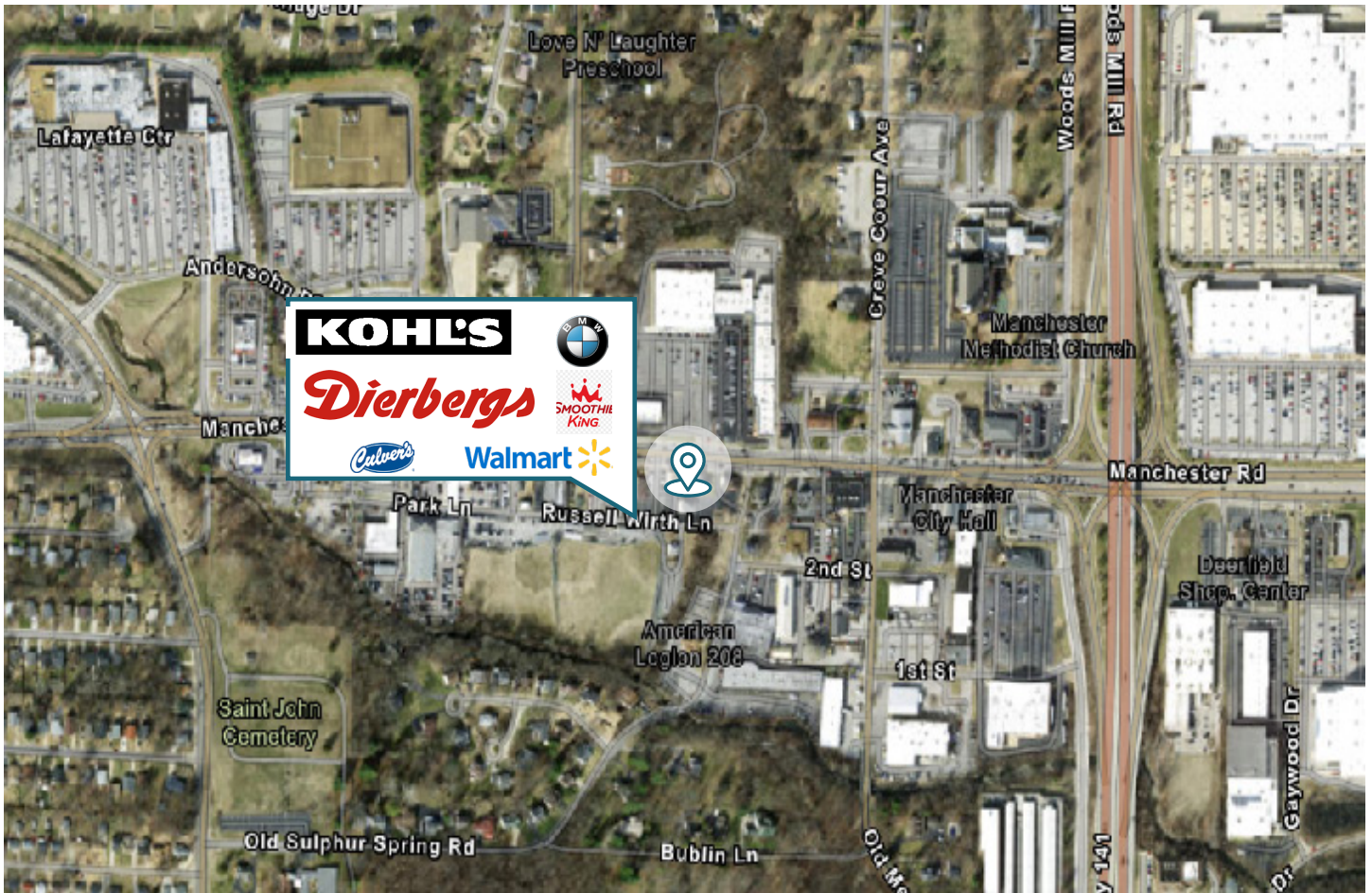
IF YOU'RE INTERESTED IN ALL THREE OF THESE PROPERTIES,
PLEASE CONTACT KIM RICHTER.



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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT
<p>Approximately 2,186 SF available.</p> <p>2 Floors and 2 bathrooms.</p> <p>Located conveniently on Manchester Road and 141.</p>	<p>Perfect fixer upper for a small business!</p> <p>Could be ideal for: insurance, contractor, small retail, salon, esthetician, as well as many others!</p>	<p>24,381 vehicles per day within one mile of the property</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,684	84,679	164,001
HOUSEHOLDS	3,654	34,274	64,526
AVERAGE HH INCOME	\$116,835	\$150,683	\$169,362

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