



Manchester Center 14004-14016 Manchester Rd

Ballwin, MO 63011

**1,215 SF - 1,794 SF
RETAIL/OFFICE
FOR LEASE**

- 4 Available Spaces Perfect for Retail or Office Tenants
 - Suite 14008: 1,215 SF
 - Suite 14010: 1,215 SF
 - Suite 14014: 1,680 SF
 - Suite 14016: 1,794 SF
- Conveniently Located between I-270 & Hwy 141
- Great Visibility and Access
- Former Hair Salon & Med Spa Space Available
- Prominent Monument Signage Available
- Lease Rate: \$17.50 PSF, NNN

FOR MORE INFORMATION CONTACT:

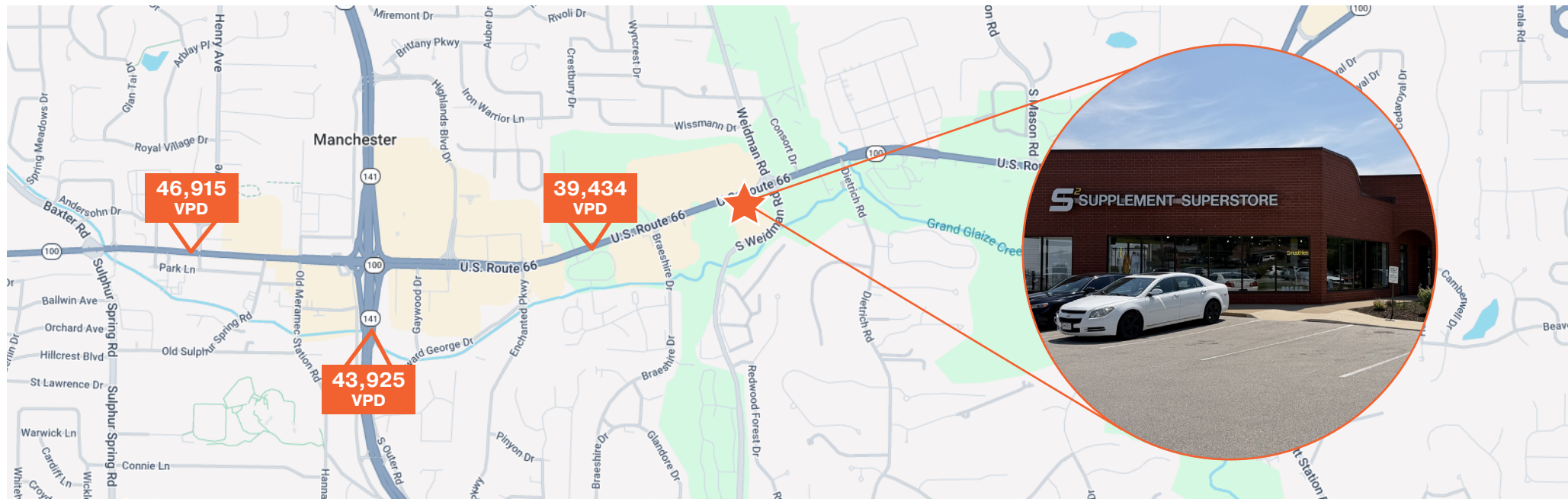
Tim Balk, MBA | (314) 746-1433
tbalk@gershmancre.com



Gershman
Commercial Real Estate

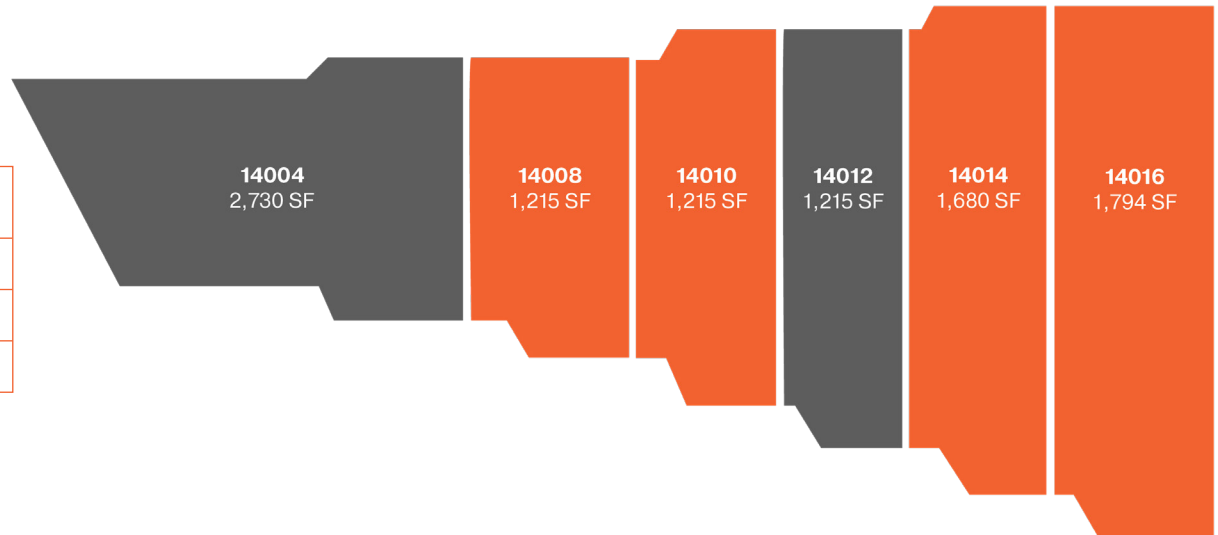


14004-14016 Manchester Rd



2026 Demographics

	Total Population	Number of Households	Average HH Income
1 Mile	8,484	3,532	\$177,324
3 Miles	71,057	28,733	\$187,092
5 Miles	168,660	66,655	\$202,290

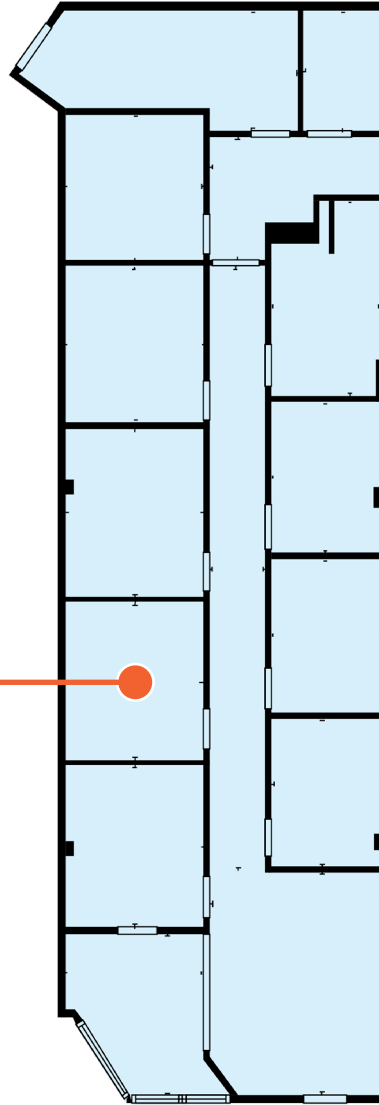




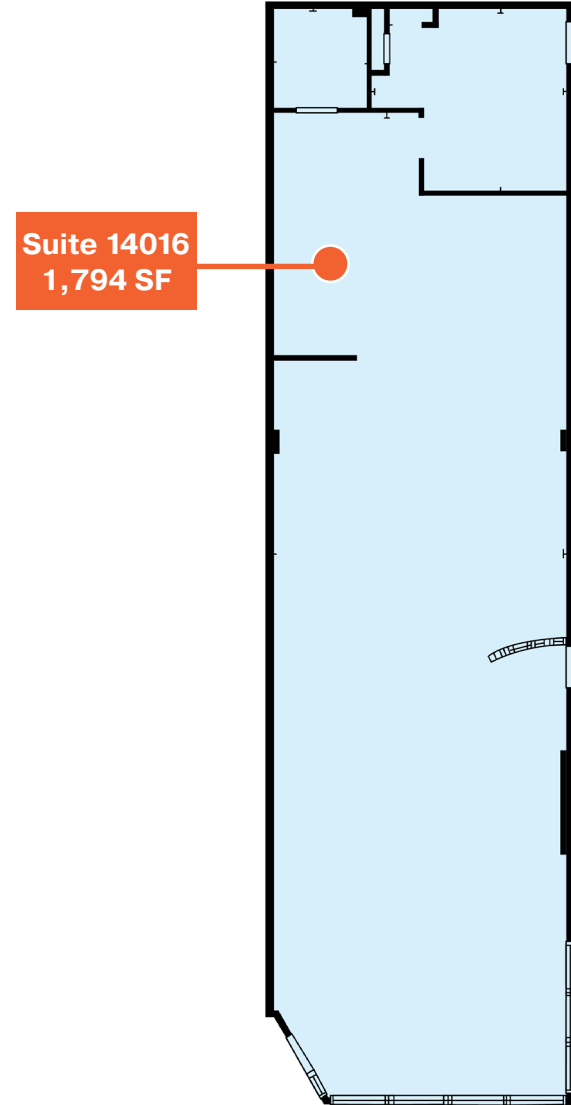
14004-14016 Manchester Rd



Suite 14010
1,215 SF



Suite 14014
1,680 SF



Suite 14016
1,794 SF



Manchester Center **14004-14016** **Manchester Rd**

Ballwin, MO 63011

FOR MORE INFORMATION CONTACT:

Tim Balk, MBA | (314) 746-1433
tbalk@gershmancre.com