

FOR LEASE

**NEW MARKET PRICE
ADJUSTMENT
\$16.00 PSF**

9800 MANCHESTER ROAD
ST. LOUIS, MO 63119



\$5,000 BROKER BONUS
for cooperating broker who brings a lease for at least 5 years

49FIFTY
REAL ESTATE

139 W. Monroe Ave, Suite 200
St. Louis, MO 63122
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John T. McDonald, Jr.
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FOR LEASE

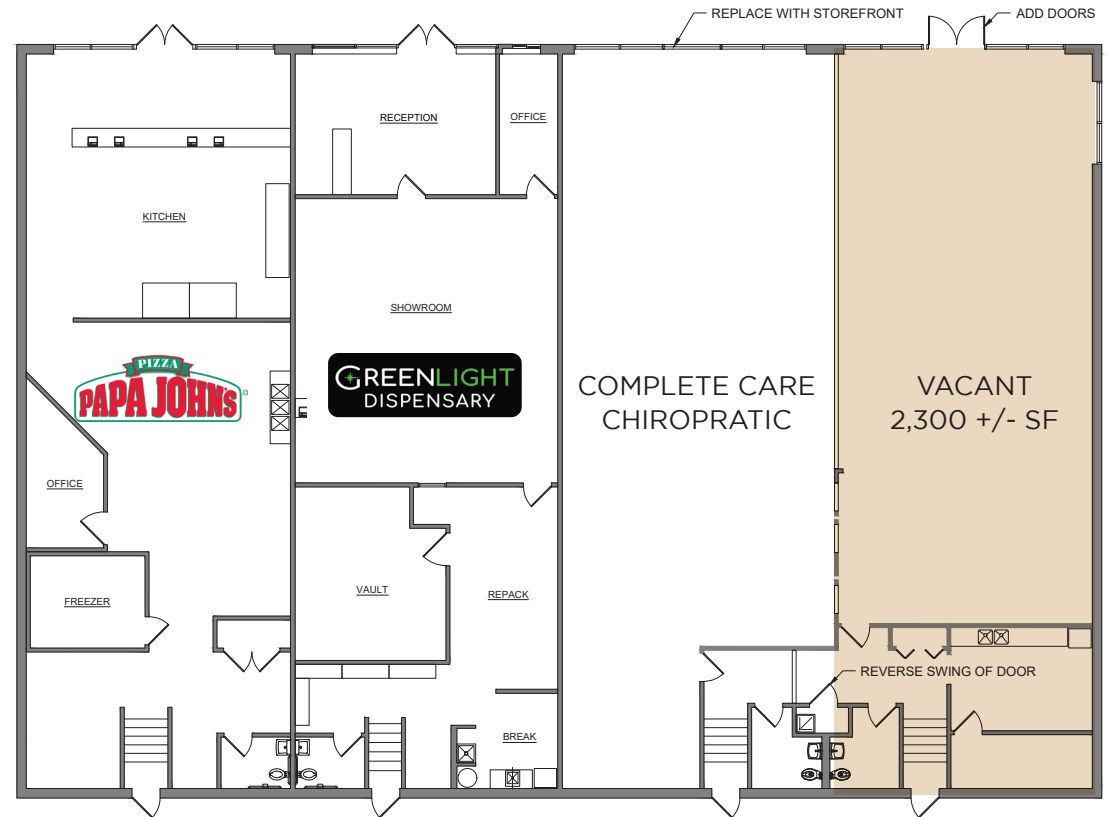
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PROPERTY HIGHLIGHTS

- + Last space remaining at high profile center on Manchester Rd.
- + Endcap Space 2,300 +/- SF
- + Rare availability with prime frontage on Manchester Rd.
- + Ample parking with ratio of 5.21/1,000 SF
- + New lighted intersection from Manchester Road
- + Adjacent to Hacienda and other well known retailers and amenities
- + Monument signage
- + Highly visible location on Manchester with over 25,000 VPD
- + Tenants include Papa Johns, Complete Care Chiropractic, and Greenlight Dispensary
- + **REDUCED LEASE RATE: \$16.00 PSF NNN**
"PRICE SELLS RETAIL SPACE"

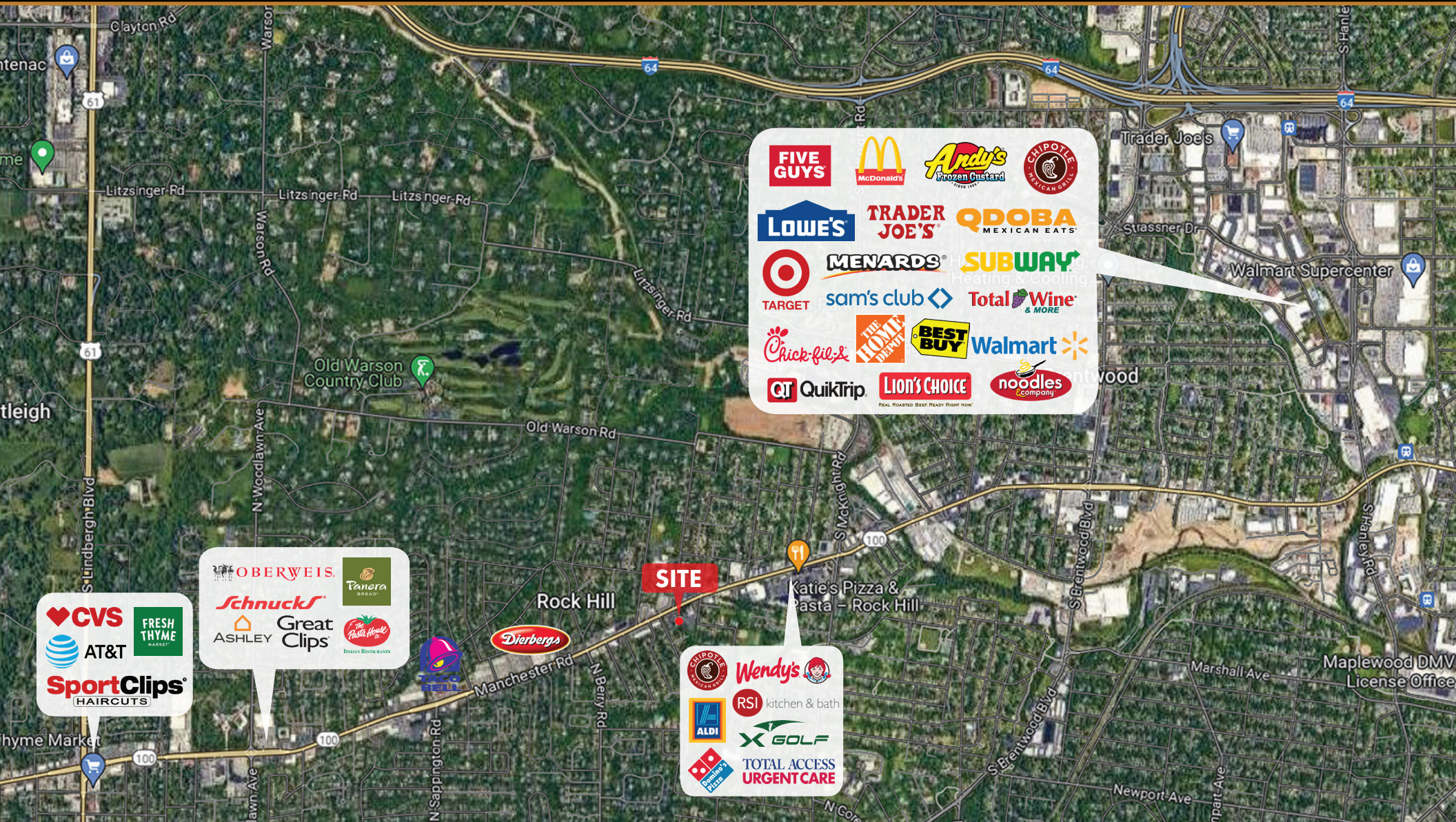
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,925	81,624	237,022
Households	3,890	35,378	100,501
Median HH Income	\$69,510	\$63,375	\$62,095
Median Home Value	\$324,649	\$207,063	\$199,524
Daytime Population	7,299	84,239	243,472

FLOOR PLAN



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