

FOR SALE

15394 Manchester Rd. Ellisville, MO 63021



33,906 sq ft, 2.92 acres

\$5,200,000



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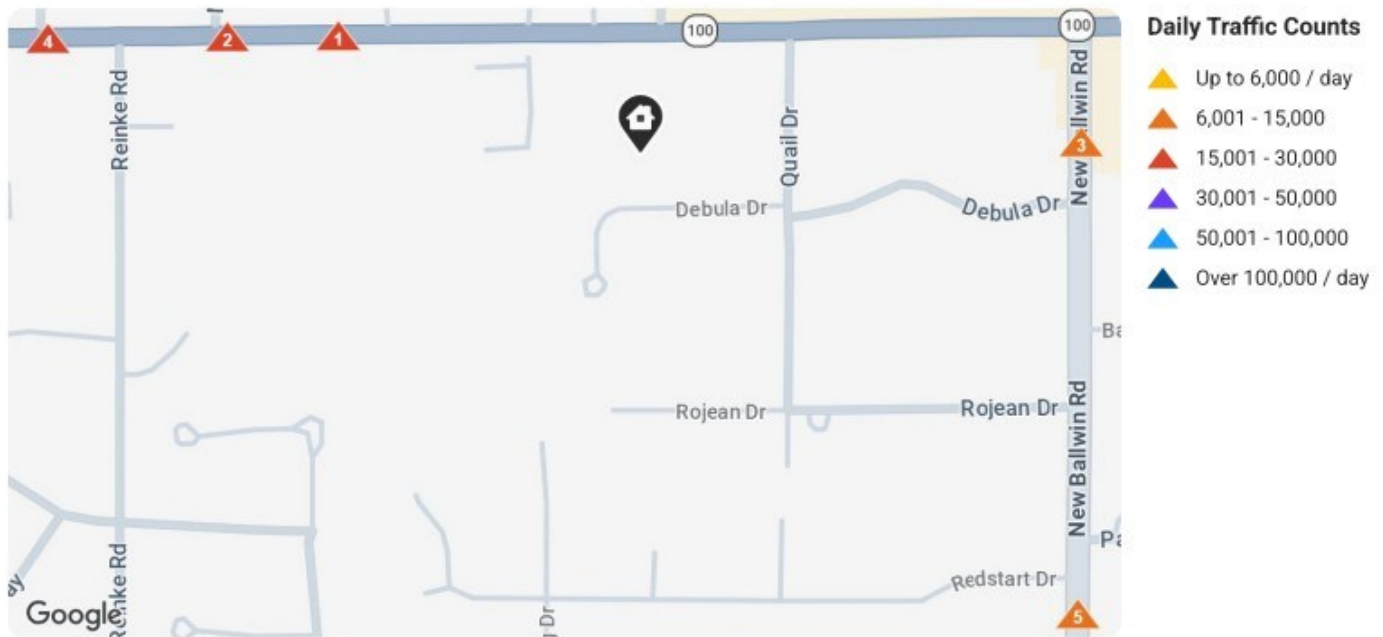
Jim Von Der Haar

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This information has been obtained from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy.

Traffic Counts



Traffic Counts within 1 mile by Proximity

1 20,182 Manchester Road 2025 Est. daily traffic counts Cross: Manchester Road Cross Dir: E Distance: 0.06 miles Historical counts Year ▲ Count Type 2023 ▲ 20,175 AADT	2 17,448 Manchester Road 2025 Est. daily traffic counts Cross: Mimosa Lane Cross Dir: W Distance: 0.01 miles Historical counts Year ▲ Count Type 2024 ▲ 17,445 AADT	3 6,598 New Ballwin Road 2025 Est. daily traffic counts Cross: Debula Drive Cross Dir: S Distance: 0.07 miles Historical counts Year ▲ Count Type 2023 ▲ 6,619 AADT	4 20,180 Manchester Road 2025 Est. daily traffic counts Cross: Manchester Road Cross Dir: E Distance: 0.01 miles Historical counts Year ▲ Count Type 2024 ▲ 20,175 AADT 2023 ▲ 20,175 AADT	5 13,229 New Ballwin Rd 2025 Est. daily traffic counts Cross: Redstart Dr Cross Dir: N Distance: 0.02 miles Historical counts Year ▲ Count Type 2013 ▲ 13,214 AADT 2012 ▲ 13,214 AADT 2011 ▲ 13,682 AADT 2009 ▲ 14,109 ADT 1994 ▲ 21,230 AADT
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AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



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