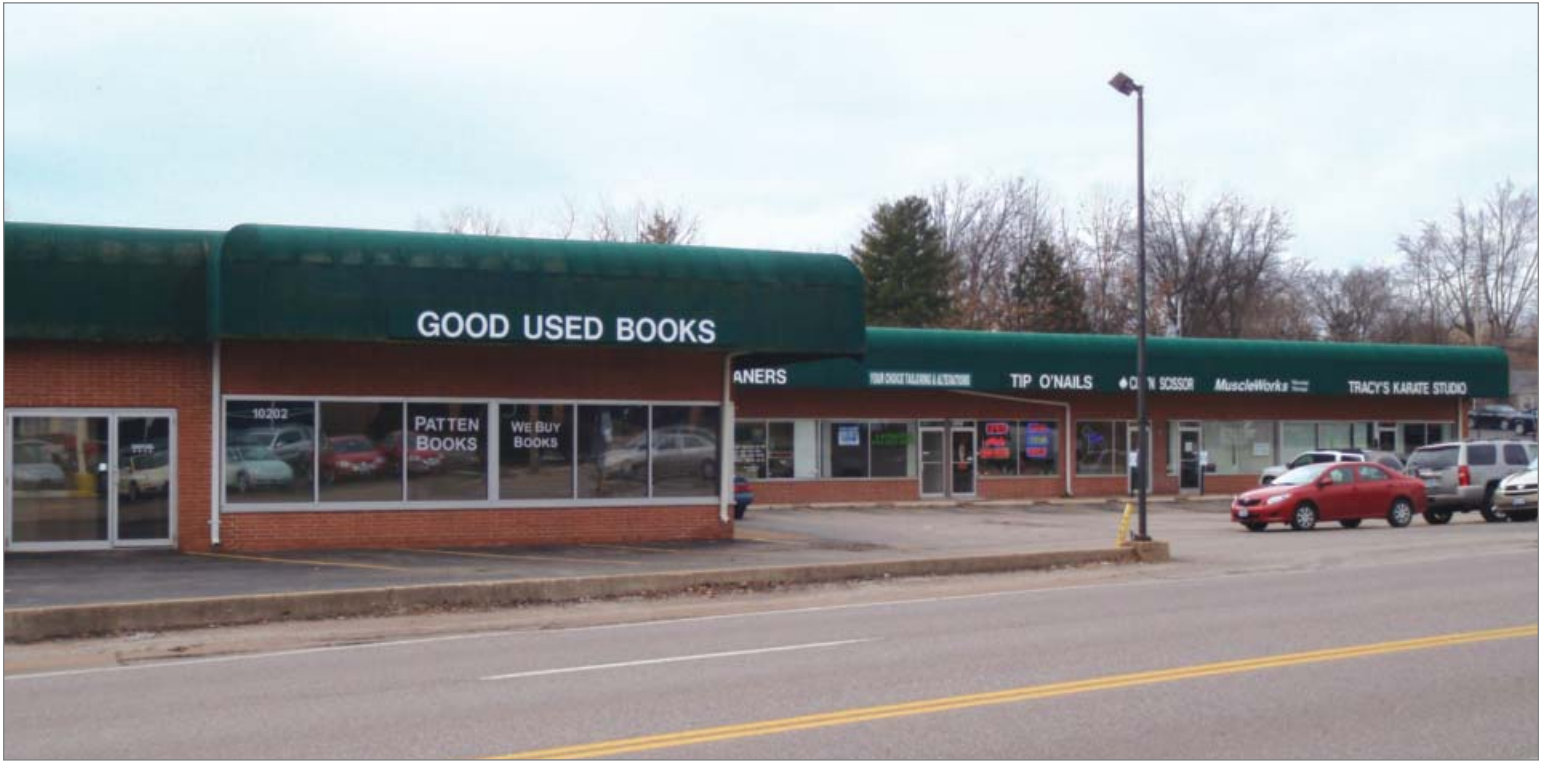


INVESTMENT OPPORTUNITY

14,220 SF Retail Center on 0.76 Ac

10202-10220 Manchester Rd, St. Louis MO 63122

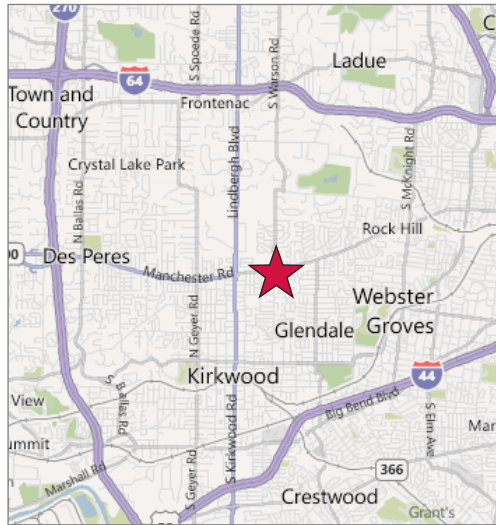


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	11,191	76,447	198,006
Households	4,709	32,304	87,449
Avg HH Inc.	\$96,968	85,278	78,497

Traffic Counts

- 29,930 VPD on Manchester Rd



Property Highlights

- Highly visible multi-tenant neighborhood retail center near the intersection of Manchester & Woodlawn Ave in Kirkwood
- 14,220 SF building on 0.76 Ac
- Strong demographics
- 100% leased
- Contact broker for income / expense statement

Sale Price

~~\$1,750,000~~ **\$1,450,000**



Commercial Real Estate Services, Worldwide.

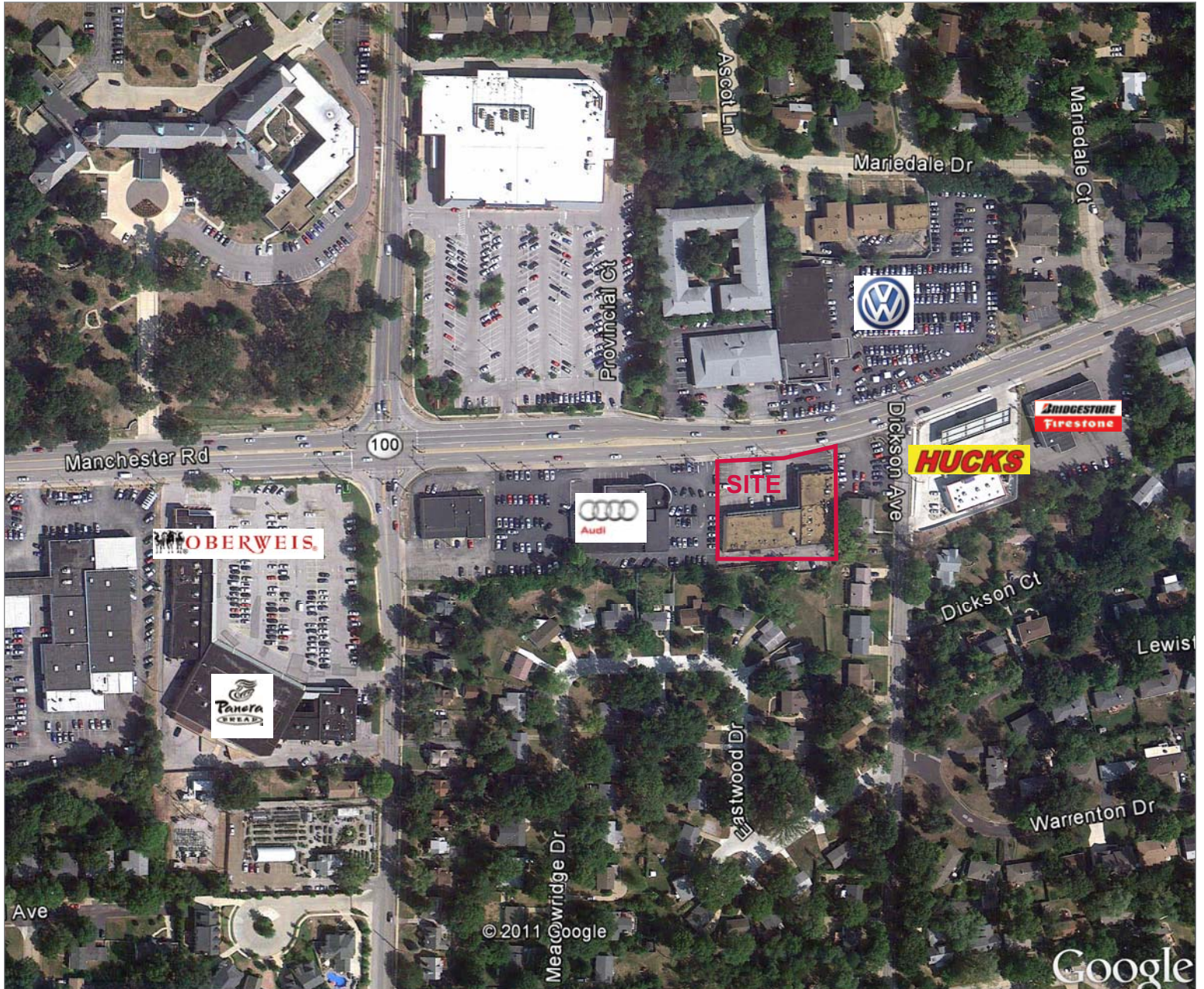
Contact

William R. Barnes III
 314 994 4401
 wbarnes@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

AERIAL

10202-10220 Manchester Rd, St. Louis MO 63122



NAIDESCO
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