

SCOUT

REALTY
GROUP

0.69 Acres
15200 Manchester Rd.
Ballwin, MO 63011

15200 Manchester Rd – Ballwin, MO 63011

GROUND LEASE / BUILD-TO-SUIT / SALE

15200 Manchester Rd. Ballwin, MO 63011

- 0.69 Acres (30,174 SF)
- Excellent Visibility
- Easy access to New Ballwin Rd, Reis Rd, Baxter, Holloway and Sulphur Springs.
- Over 1.3 Million SF retail within 1 mile
- Adjacent to high volume McDonald's
- Retailers within 1 Mile: Target, Schnucks, Walgreens, Ross, Marshall's, Hobby Lobby, Lowe's, Pet Supplies Plus, Five Below

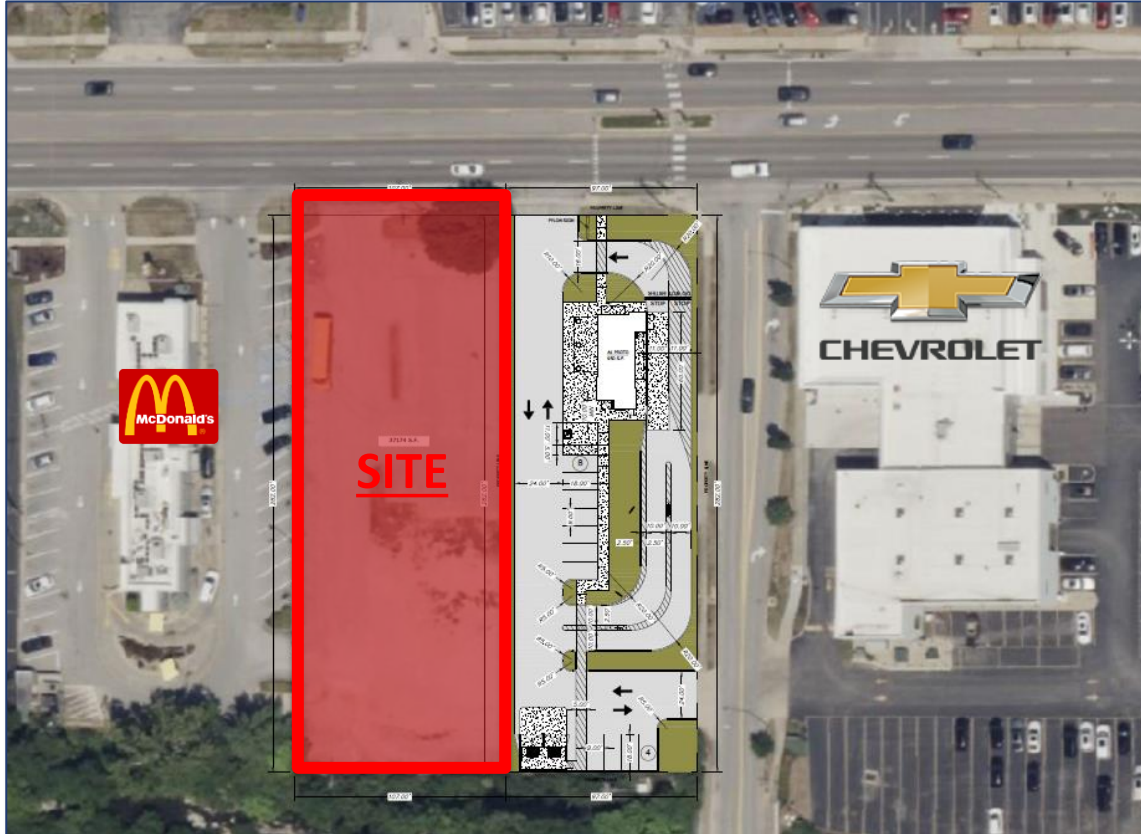
Ground Lease: \$95,000 / Year

Sale Price: Call for Details

Manchester Road – 41,240 VPD

New Ballwin Road – 12,853 VPD

Holloway – 9,188 VPD



	1 MILE	2 MILES	3 MILES
2023 TOTAL POP	10,627	42,004	79,164
2023 MED HH/\$	\$93,204	\$116,405	\$121,809
2023 DAY POP	3,367	10,452	22,089

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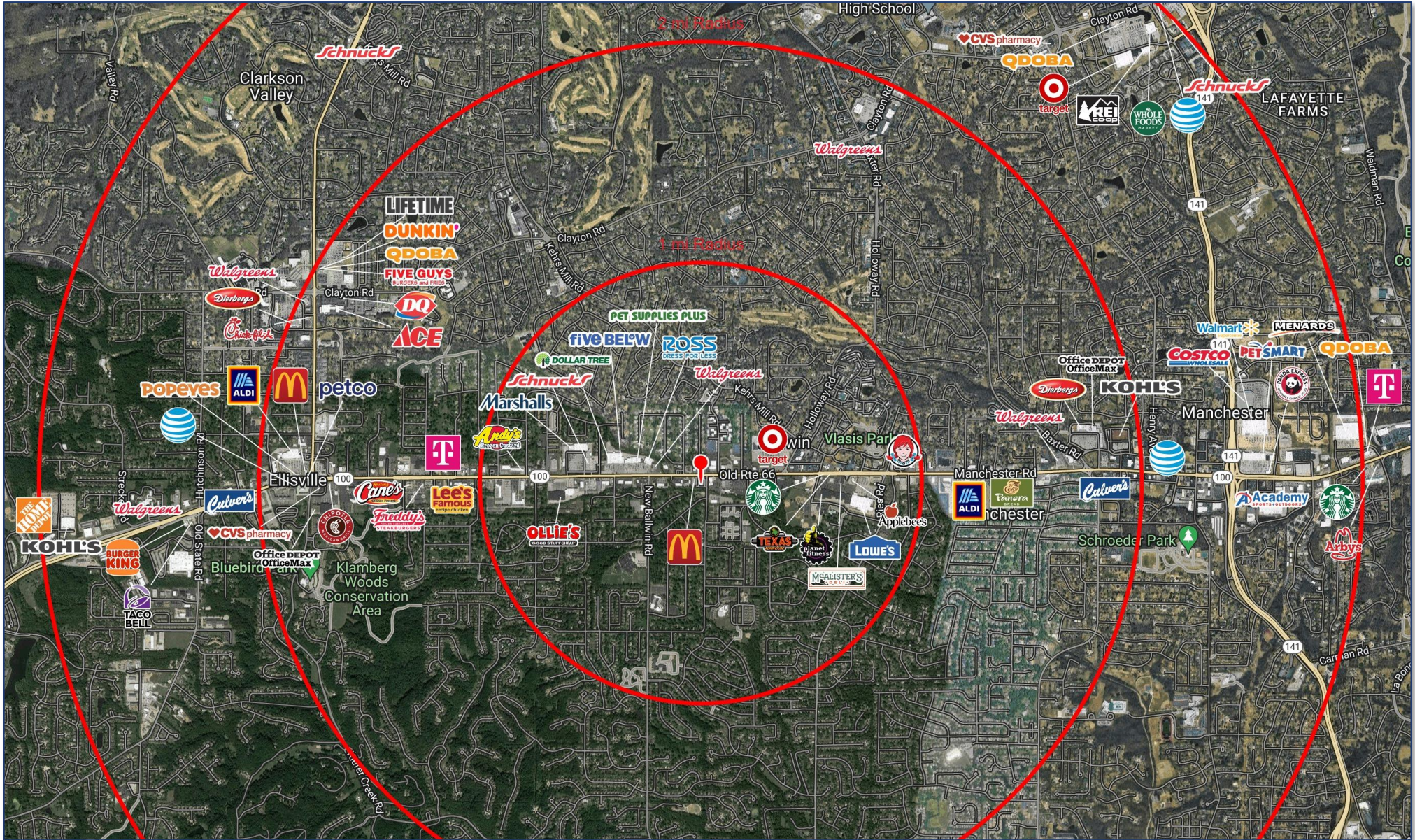
13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
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