



**Manchester Center**  
**14206 – 14240 Manchester Rd.**  
**Manchester, MO 63011**

*Broker Owner*

# retail space for lease

# Manchester Center

**14206 – 14240 Manchester Rd.  
Manchester, MO 63011**

## PROPERTY DESCRIPTION

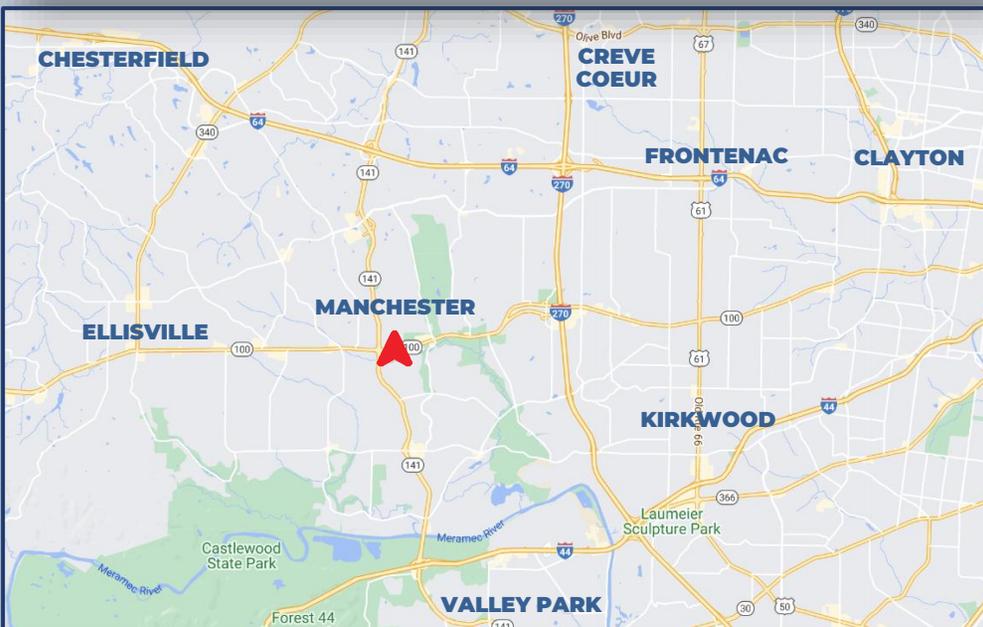


- ▲ 40,728 SF Center with 5,400 SF Available
- ▲ 3,000 SF End Cap and 2,400 SF 2<sup>nd</sup> Gen Restaurant Space
- ▲ Core Location; Manchester Rd. & Hwy 141
- ▲ Adjacent to Costco, Walmart, Nordstrom Rack, Academy Sports, & Many More
- ▲ Easy Access; Access to 2 Traffic Signals AND 2 Additional Access Points from Manchester
- ▲ Diverse Tenant Mix
- ▲ Excellent Visibility with 2 Pylon Signs

**43,902 VPD on Manchester Rd.**

**55,150 VPD on Hwy. 141**

**CALL FOR PRICING**



DEMOS	1 MILE	3 MILE	7 MINUTE
POPULATION	8,434	78,734	40,742
MED HH INCOME	\$106,936	\$120,172	\$115,499
DAYTIME POP	8,656	48,660	31,846

**SCOUT**

**REALTY  
GROUP**

13100 Manchester Rd. Ste. 235  
St. Louis, MO 63131  
314.394.2022 | scoutrg.com

**Kelly Long**  
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314-566-1556

The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

# site plan



MANCHESTER RD.

UNIT	TENANT	SF
14240	Exit 11 Coffee	400
14242	Available	3,000
14236	Shahid Salon	1,000
14234	Noodle Story	2,400
LOT	Vacant	0.55 AC

UNIT	TENANT	SF
14208	Five Star Collectibles	6,000
14206	Burn Boot Camp	6,000
14214	Bar Nails	1,872
14220	Plato's Closet	9,956
14222	VACANT	2,400
14224	Fireplace Grill	3,500

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# market aerial



Dierberg's  
Office DEPOT  
Joey B's  
FOOD & DRINK  
MANCHESTER  
Mercy+

**KOHL'S**

9  
School

COSTCO WHOLESALE  
Walmart  
carter's  
BED BATH & BEYOND  
PET SMART  
NORDSTROM  
AutoZone  
rack  
ULTA  
Bassett

THE HOME DEPOT  
FRESH THYME FARMERS MARKET  
at home  
VCF  
Total Wine & MORE  
VALUE CITY FURNITURE  
AMP UP  
TAUC  
dogtopia

**MENARDS**

D1  
12.12 Home Business Clearing  
Bedroom  
FIRST BANK  
Ashley

LA BOY  
FURNITURE GALLERIES

MANCHESTER RD.

**SITE**

Academy  
SPORTS+OUTDOORS  
Firestone  
**BOB'S**  
DISCOUNT  
FURNITURE  
**DOBBS**  
KICK-PAW-SCIENCE

REGIONS

STARBUCKS COFFEE

FUZZY'S  
TACO SHOP

VETTA Sports

Arby's

McDonald's

KFC

Walgreens

SHERWIN WILLIAMS  
DOLLAR TREE  
DSW  
TREK BICYCLE STORE

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# vacant lot opportunity

- ▲ 0.55 Acres Available
- ▲ Ideal for Outdoor Gathering, Entertainment, Sports, Biergarten, Etc.
- ▲ Secluded Area Surrounded by Trees
- ▲ Possibility to add Prominent Signage Visible from Manchester
- ▲ Ample Parking Available behind the Adjacent Building



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