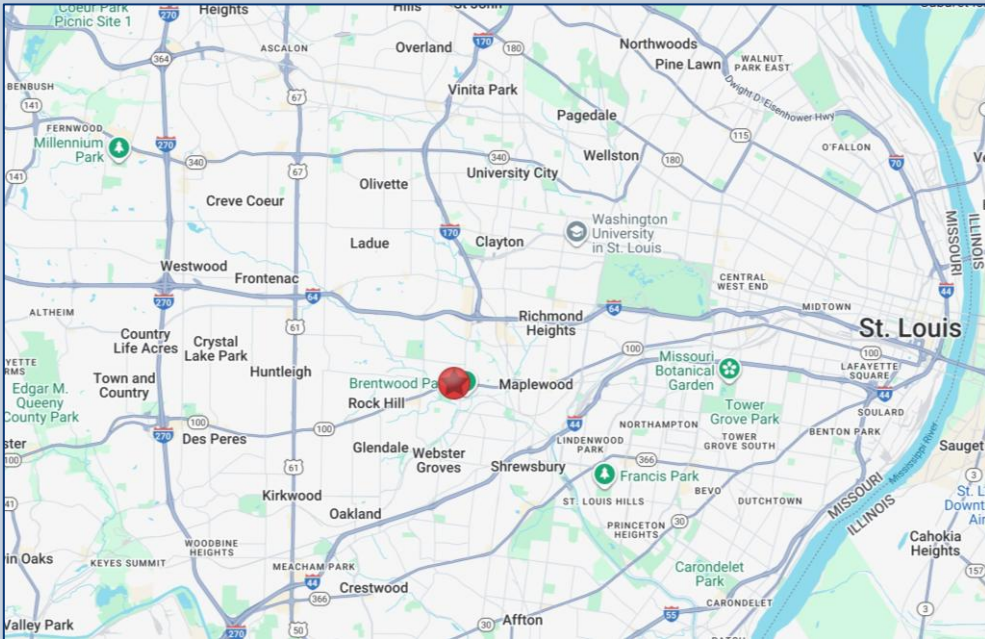


**5,260 SF
for sale or
lease**

SCOUT | REALTY
GROUP

**8925 MANCHESTER RD
BRENTWOOD, MO 63144**

for sale or lease



end-cap

8925 Manchester Rd – City of Brentwood

PROPERTY DESCRIPTION

- ▲ **5,260 SF End-Cap available for Lease**
- ▲ 14,000sf +/- retail center located just west of Manchester and Brentwood across from Schnucks Grocery.
- ▲ Serving the dense residential communities of Brentwood, Richmond Heights, Maplewood, Rock Hill, Ladue and Webster Groves.
- ▲ Excellent visibility and exposure to over 18,500 vehicles per day on Manchester Rd

FOR LEASE: \$13.75 psf + NNN

Recently completed improvements include a new façade, landscaping, parking lot and lighting.



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GROUP

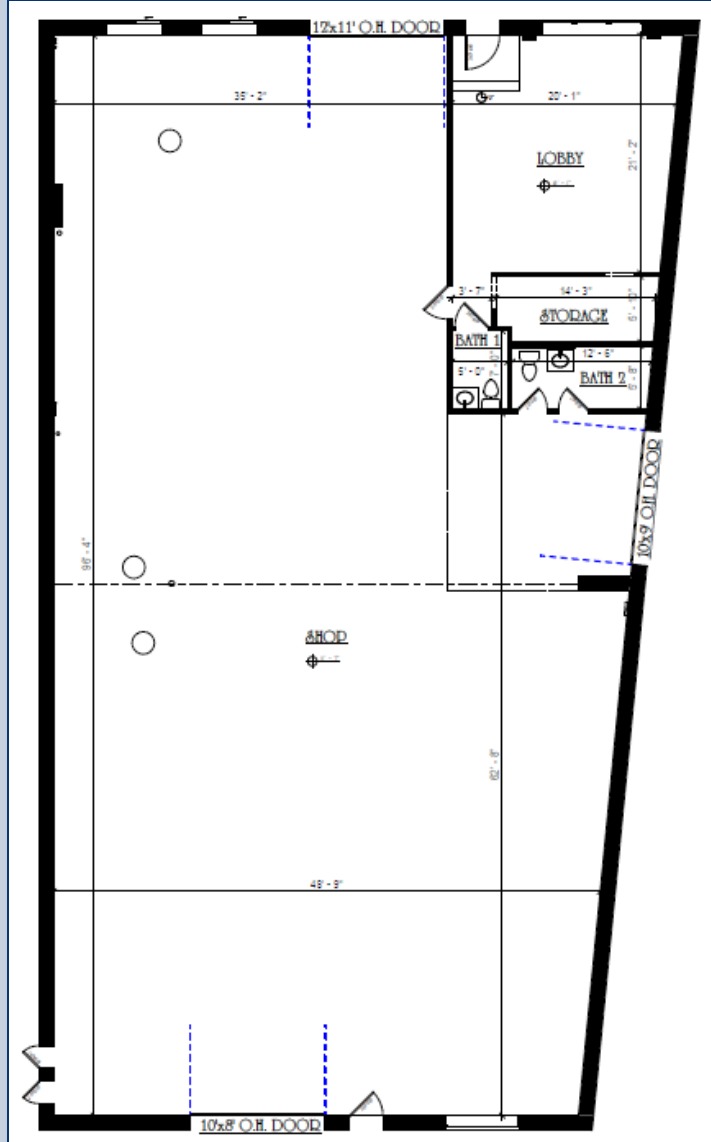
Adam Glosier
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The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord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

pictures



floor plan



DEMOS	1 MILE	2 MILE	3 MILE
TOTAL POP	12,146	45,681	104,024
MED HH INCOME	\$98,227	\$117,646	\$119,987
DAYTIME POP	11,958	38,340	102,739

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Hanley Industrial & Office Campus

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site plan

- ▲ 5,260 SF
- ▲ 60' of Frontage
- ▲ 2 Garage Door Entry's

**8931
GIFTED
GARDENER**

**GARAGE
DOOR**

★ **8925
AVAILABLE**

**8901
SPEEDWAY**

**GARAGE
DOOR**

18,665 VPD

TENANTS

**8901 - Speedway
Automotive**

8925 - 5,260 sf Available

8931 - Gifted Gardener

SCOUT

**REALTY
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