

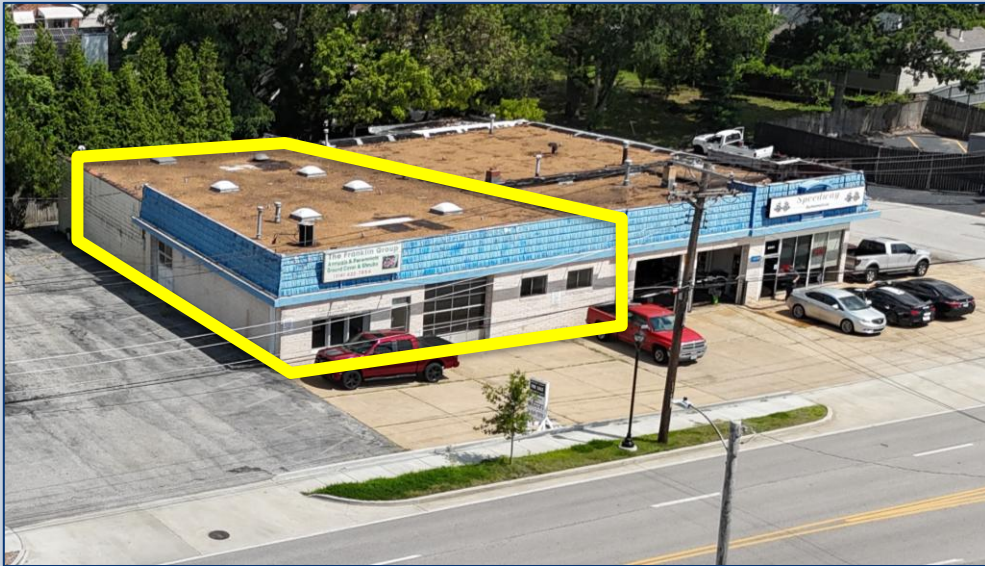


***5,260 SF for lease***

**8925 MANCHESTER RD  
BRENTWOOD, MO 63144**

**SCOUT** | REALTY  
GROUP

**for lease**



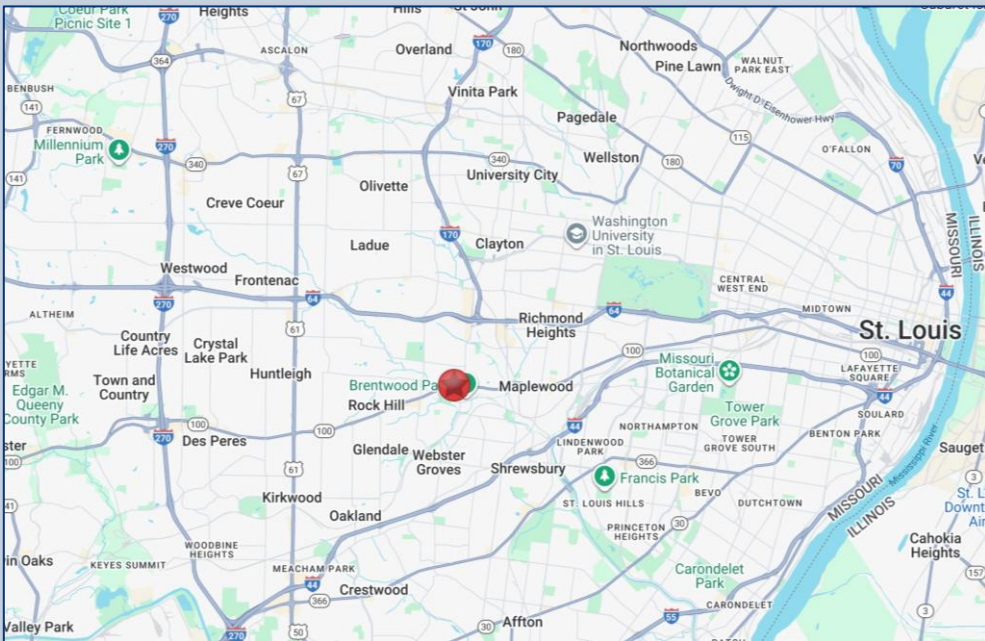
**end-cap**

## 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: \$15 psf + NNN**



**Proposed Improvements include a new façade, landscaping, parking lot and lighting.**



**SCOUT**

**REALTY  
GROUP**

**Kelly Long**  
klong@scoutrg.com  
314-566-1556

# pictures



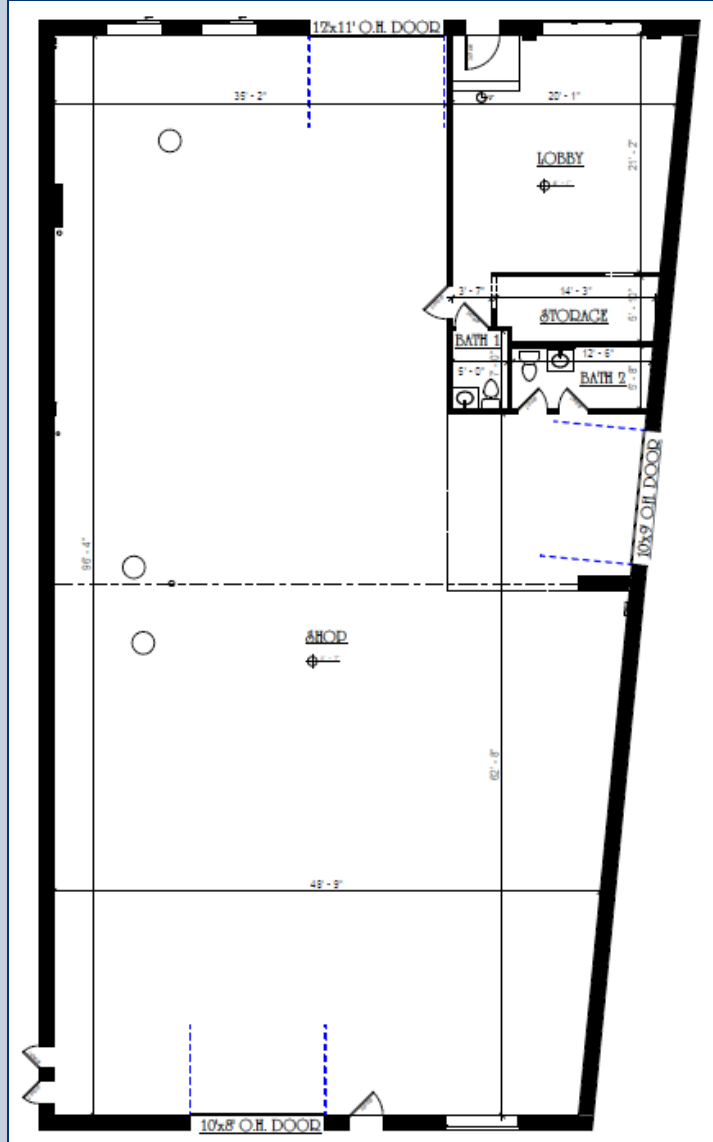
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The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty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

# floor plan

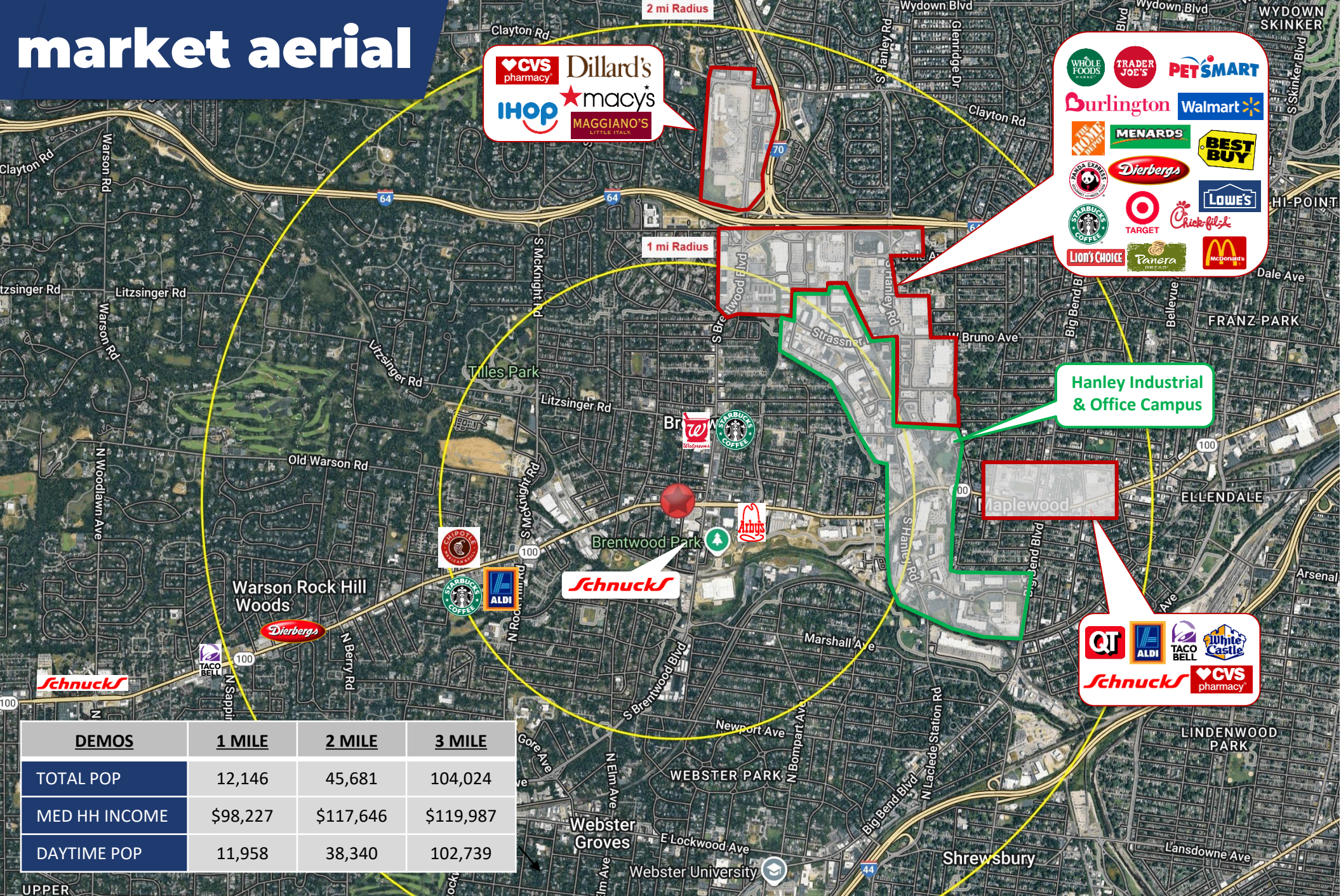


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# market aerial



CVS pharmacy, Dillard's, IHOP, macys, MAGGIANO'S LITTLE ITALY

WHOLE FOODS, TRADER JOE'S, PETSMART, Burlington, Walmart, THE FRESH MARKET, MENARDS, BEST BUY, Panda Express, Dierberg's, Target, Chick-fil-A, Starbucks, Lowe's, Lion's Choice, Panera Bread, McDonald's

Hanley Industrial & Office Campus

QT, ALDI, TACO BELL, White Castle, Schnucks, CVS pharmacy



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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

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