

PACE

PROPERTIES

Pace Properties

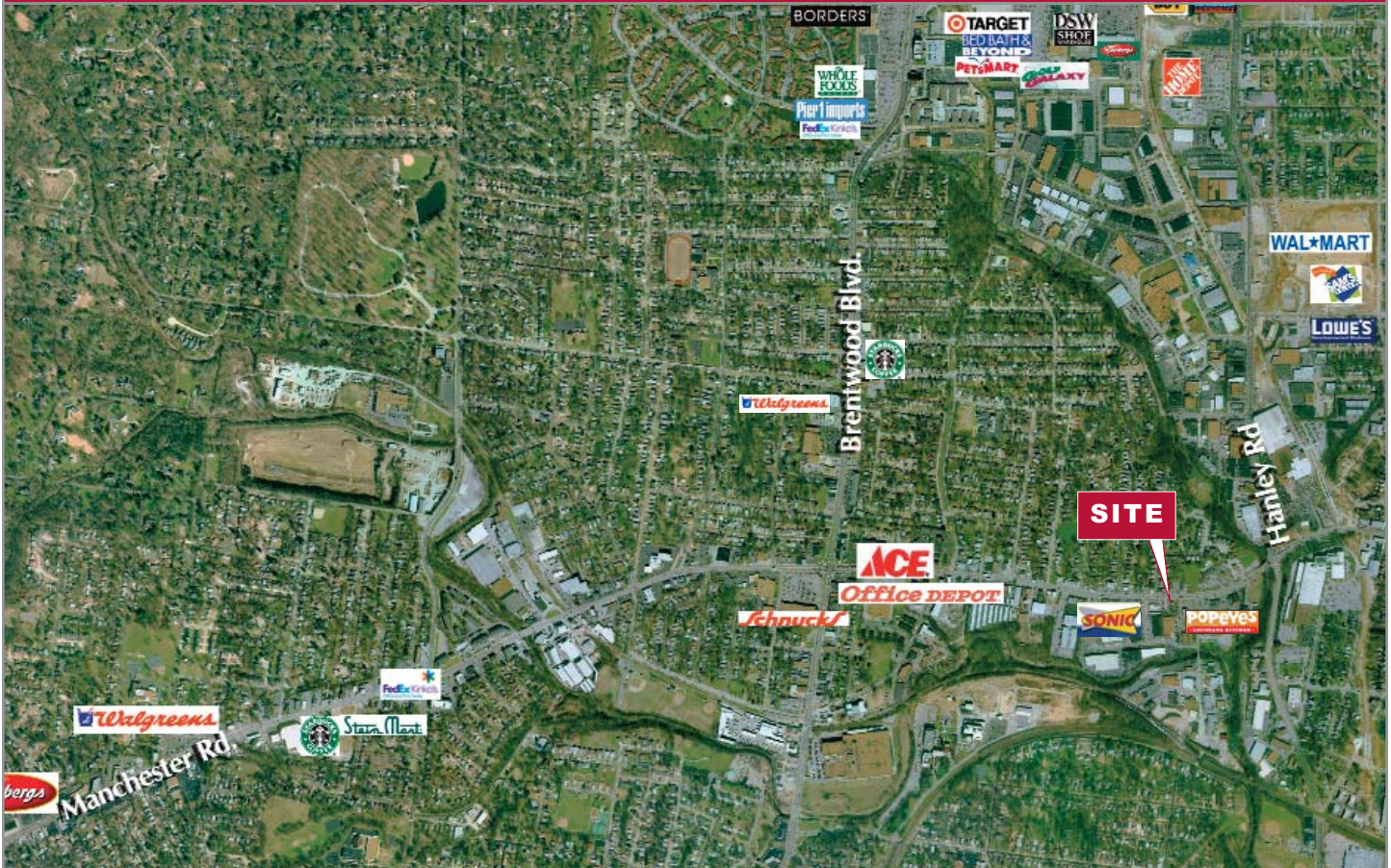
1401 South Brentwood Boulevard
 Suite 900 - St. Louis, Missouri 63144
 Phone: 314.968.9898
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 www.paceproperties.com

8106 MANCHESTER ROAD:

8106 Manchester Road
 St. Louis, Missouri 63144

FOR LEASE:

Patrick Willett, pwillett@paceproperties.com
 Eric Sedgwick, eedgwick@paceproperties.com
 314-968-9898



8106 MANCHESTER RD OFFERS:

- Great visibility from Manchester Rd
- Freestanding building
- Drive Thru
- Synergy with other food users
- Densely populated

AREA RETAILERS INCLUDE:

Office Depot, Ace Hardware, Aldi's, Walmart, Lowe's, Sams Club, Schnucks, Walgreens, Home Depot

TRAFFIC COUNTS:

Manchester Rd: 20,000 VPD

SQUARE FEET AVAILABLE:

760 SF on .5 Acres (21,765 SF)

GROUND LEASE RATE:

\$ 60,000/year, NNN



BRENTWOOD, MISSOURI

DEMOGRAPHICS

(2000 Census, 2007 Estimates)

	1-MILE	3-MILE	5-MILE
Population	12,674	118,527	336,172
Average HH Income	\$ 56,523	\$ 80,417	\$ 70,612
No. of Employees	13,715	121,061	231,052

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

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TRADE AREA AERIAL:

