

2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

8,123 | 77,212 | 165,334



Daytime Population

8,425 | 50,059 | 150,414



Median Household Income

\$106,762 | \$117,442 | \$131,329



Located near St Louis's
#1 Busiest Intersection

FOR LEASE

14205 Manchester Road | Manchester, Missouri 63011

35,000 - 112,580 SF | Call for Details | Triple Nets: \$2.90/SF (2024 estimate)

PROPERTY DETAILS

Adjacent to Nordstrom Rack, Best Buy, PetSmart, Walmart,
& Costco

Signalized access to both Manchester Road & Hwy 141

Dominant West County intersection

Highway 141 - 27,404 VPD | Manchester Road - 39,161 VPD

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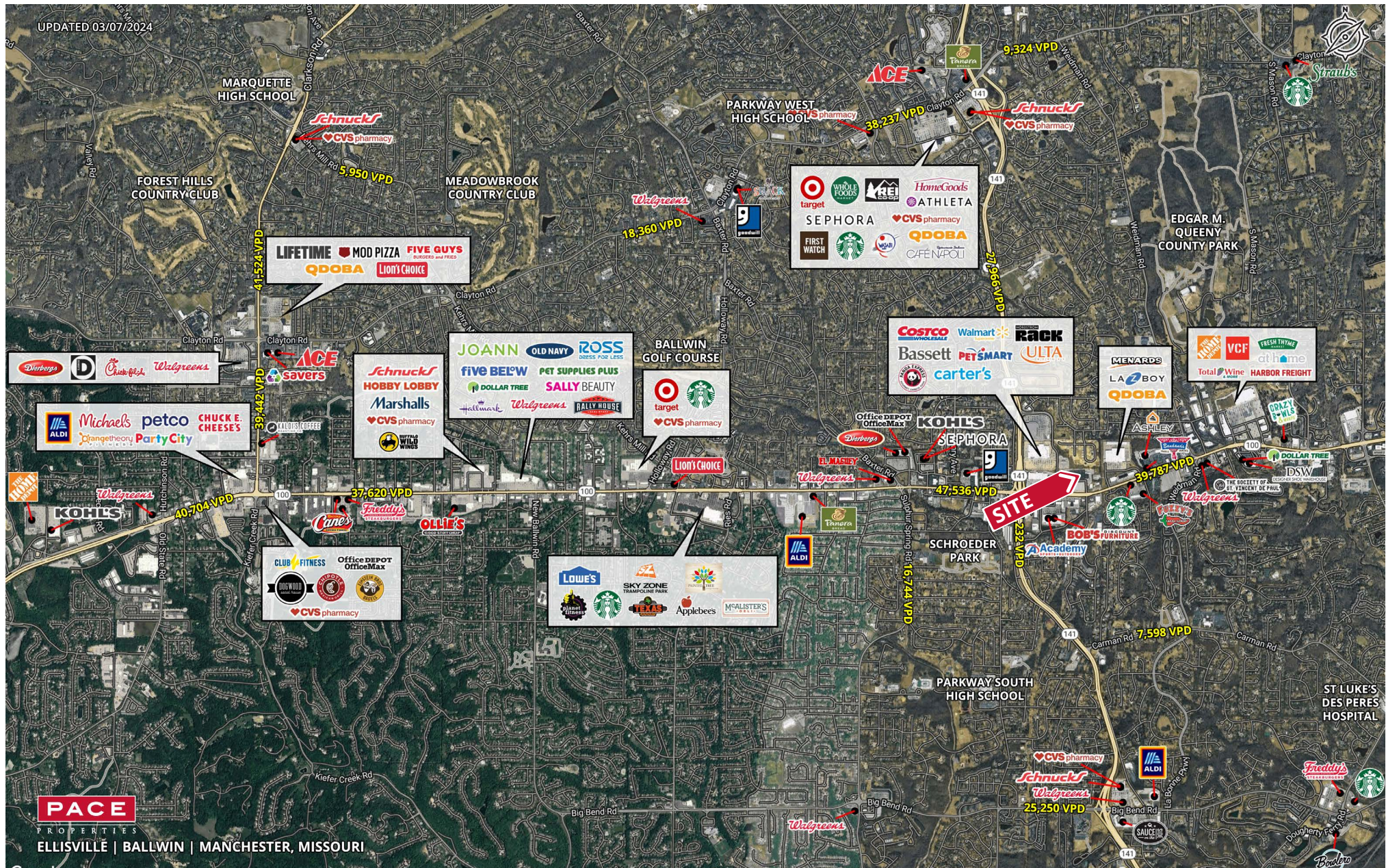
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PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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Trade Area Aerial



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