

## 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

9,162 | 61,518 | 167,015



### Daytime Population

8,111 | 62,524 | 197,863



### Median Household Income

\$147,033 | \$149,741 | \$137,968



## RETAIL FOR LEASE

Des Peres Commons

11725 Manchester Road | Des Peres, Missouri 63131

2,025 SF | \$28.00/SF, NNN | Triple Nets: \$6.59/SF (2023 estimate)

### PROPERTY DETAILS

Space available by June 1, 2024

Affluent St. Louis suburb

Strong retail node

Manchester Road - 26,146 VPD

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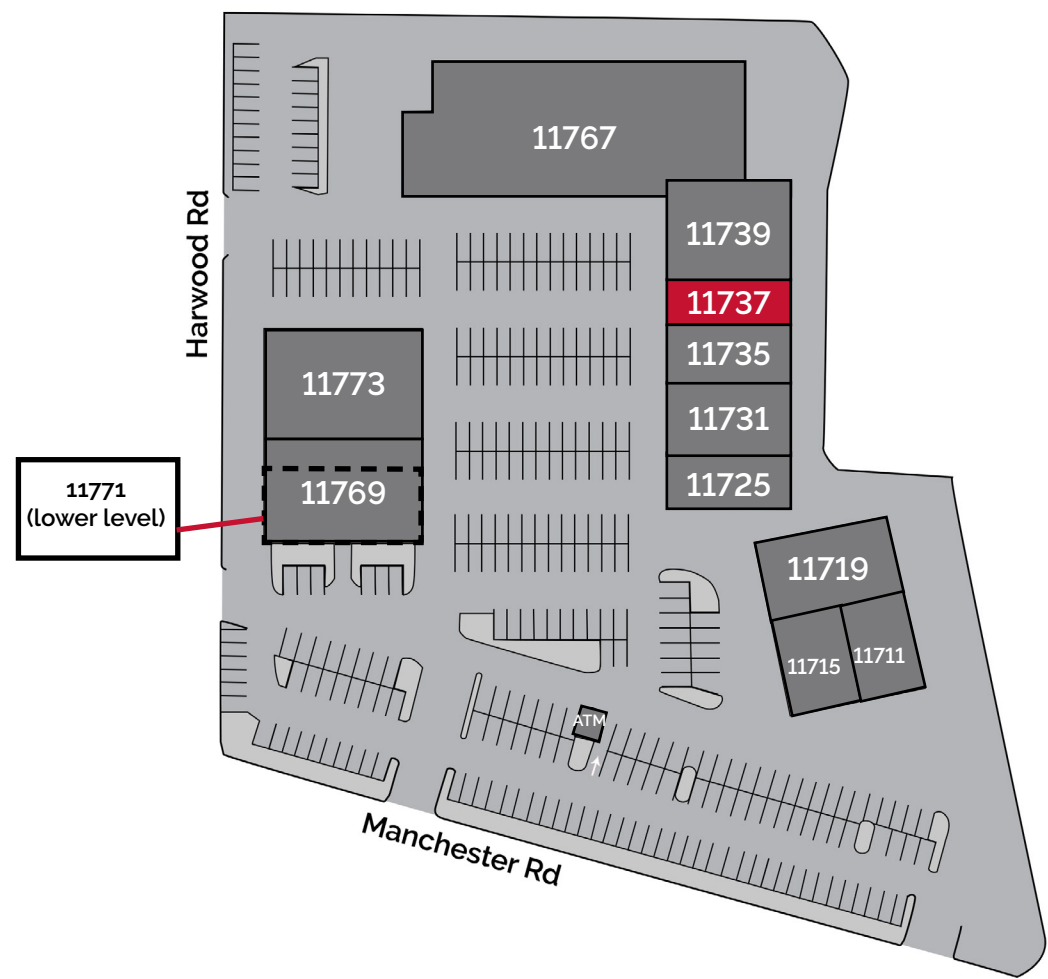
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# Site Plan



| Space | Status          | SF    | Space      | Status              | SF     |
|-------|-----------------|-------|------------|---------------------|--------|
| 11711 | FedexOffice     | 2,473 | 11739      | Rise Martial Arts   | 5,265  |
| 11715 | Noir Nail Bar   | 2,356 | 11767      | Ace Hardware        | 16,600 |
| 11719 | The Daily Bread | 6,059 | 11769      | Circle 7 Ranch      | 5,177  |
| 11725 | Smith + Simms   | 3,240 | 11771 (LL) | Prana Yoga          | 3,520  |
| 11731 | Fleet Feet      | 4,050 | 11773      | Cat's Meow          | 4,855  |
| 11735 | F45             | 3,240 | ATM        | Bank of America ATM |        |
| 11737 | AVAILABLE       | 2,025 |            |                     |        |



**UPDATE 07/28/2023**

**PACE PROPERTIES DES PERES, MISSOURI**

**Google**

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**ST LUKE'S DES PERES HOSPITAL**

**KIRKWOOD HIGH SCHOOL**

**Edward Jones HEADQUARTERS**

**DES PERES PARK**

**THE LODGE DES PERES**

**West County Center**  
**1,207,630 SF | \$733/SF**  
 NORDSTROM • Macy's • JCPenney • DICK'S  
 BARNES & NOBLE • Banana Republic • SEPHORA  
 H&M • LOFT • Buckle • chico's  
 francesca's • maurices • JOHNSTON & MURPHY  
 FOREVER 21 • EXPRESS • ANN TAYLOR  
 TORRID • PACSUN • HOT TOPIC  
 Foot Locker • ZUMIEZ  
 WORKSHOP • CHAMPS • VANS  
 charlotte russia • aerie • Jockey

**TRADER JOE'S**  
 24,341 VPD

**25,104 VPD**

**192,508 VPD**

**25,365 VPD**

**SITE**

**ACE**

**LLOYD CHOICE**

**GOLF GALAXY**

**Michael's**

**CVS pharmacy**

**FIVE GUYS**

**Jahnuck's**

**IS A BANK**

**SALLY BEAUTY**

**TJ-maxx**

**Aldi**

**Walmart**

**Starbucks**

**Dougherty Ferry Rd**

**W Essex Ave**

**Lindemann Rd**

**N Geyer Rd**

**Manchester Rd**

**Old Rte 66**

**Des Peres Rd**

**Barrett Station Rd**

**S Mason Rd**

**Toppling Rd**

**Bellis Rd**

**Des Peres Rd**

**100**

**270**

**192-793 VPD**