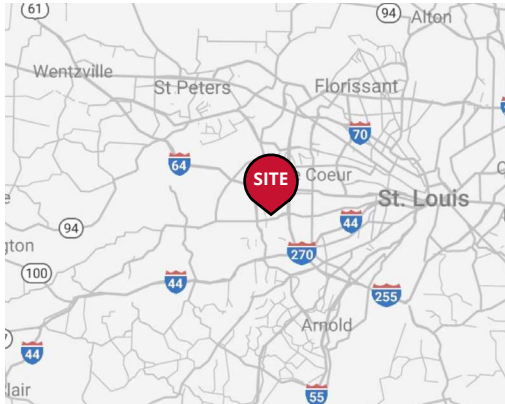


*Please do not disturb
existing tenant*



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

5,927 | 63,390 | 161,867



Daytime Population

8,473 | 53,742 | 167,631



Median Household Income

\$152,144 | \$138,562 | \$138,370

RETAIL FOR LEASE

13721 Manchester Road

Unincorporated St. Louis County, MO 63011

2,504 SF on 0.87 acres | Lease Rate: Call for Details

PROPERTY DETAILS

Free-standing building on Manchester Road corridor

Access to Mason Road signalized intersection

Free-standing pylon sign available

Located in the heart of west St. Louis County retail node

Manchester Road - 40,045 VPD

Mike Sweargin

314.785.7635

msweargin@paceproperties.com

Patrick Willett

314.785.7631

pwillett@paceproperties.com

[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

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

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.

Survey

