

2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

9,583 | 81,814 | 159,335



Daytime Population

7,381 | 48,744 | 150,475



Median Household Income

\$103,575 | \$119,195 | \$135,807

Drive-Thru Potential!



LAND FOR SALE OR LEASE

14352 Manchester Road | Manchester, Missouri 63011

0.42 Acre | Call for Details

PROPERTY DETAILS

+/- 0.42 acre with excellent potential for a coffee user
requiring a drive-thru

Located just west of Highway 141 and Manchester Road

Daily traffic count in excess of 47,536 VPD

Strong demographics

Carl Day, CCIM

314.495.4816

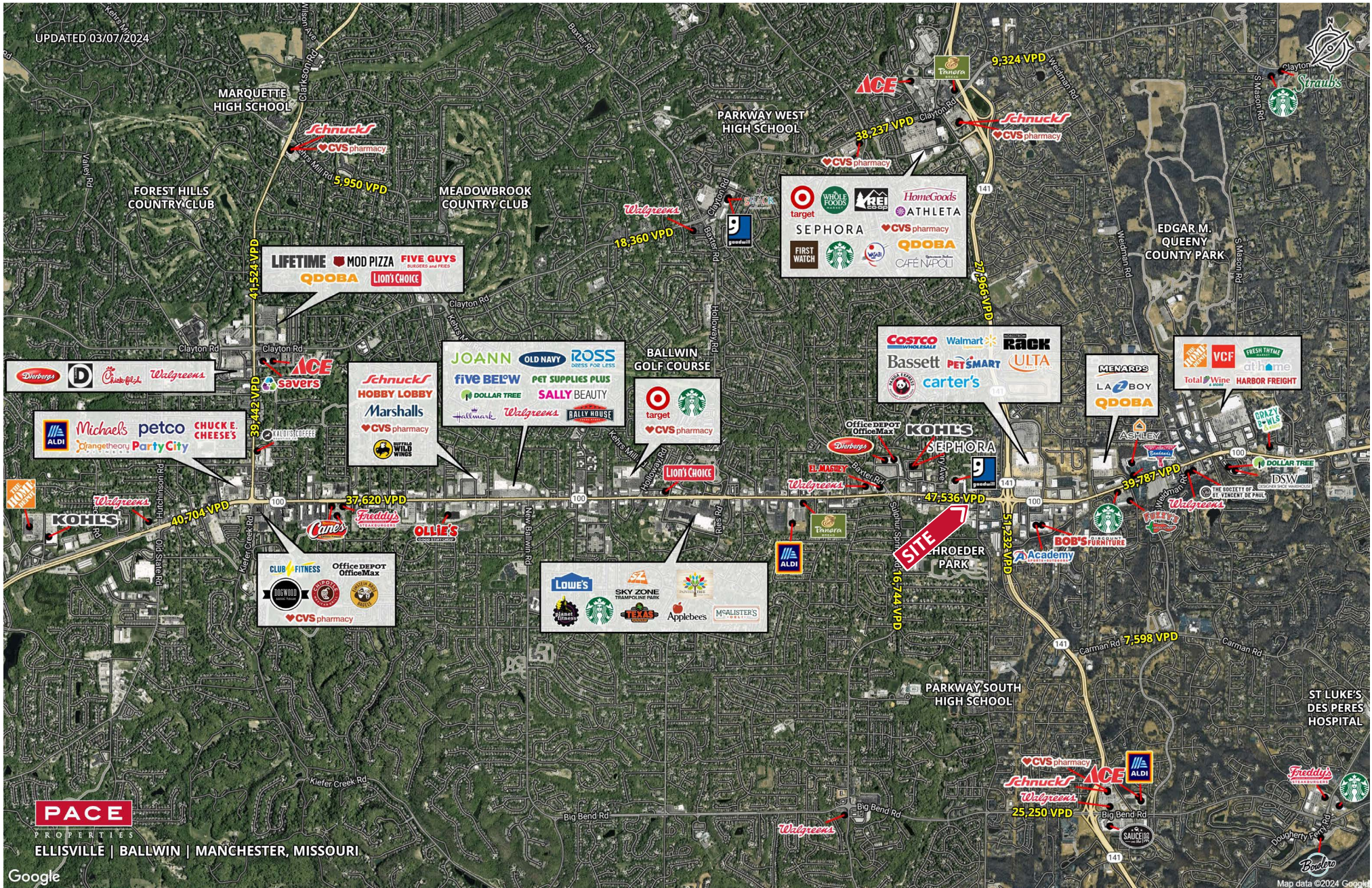
cday@paceproperties.com

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.

Trade Area Aerial



Conceptual Site Plan



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