

## 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

10,178 | 77,229 | 162,022



### Daytime Population

6,274 | 44,459 | 193,935



### Median Household Income

\$110,552 | \$131,352 | \$135,930



## RETAIL FOR SALE OR LEASE

15215 Manchester Road | Ballwin, Missouri 63011

3,465 SF on 0.96 Acres | Call for Details

### PROPERTY DETAILS

Strong visibility on highly traveled Manchester Road

Zoned C-1 Commercial, drive-thru permitted

Build-to-suit, ground lease, or sale opportunity

Surrounding retailers include Target, Schnucks,  
Hobby Lobby, & Marshalls

Manchester Road - 37,620 VPD

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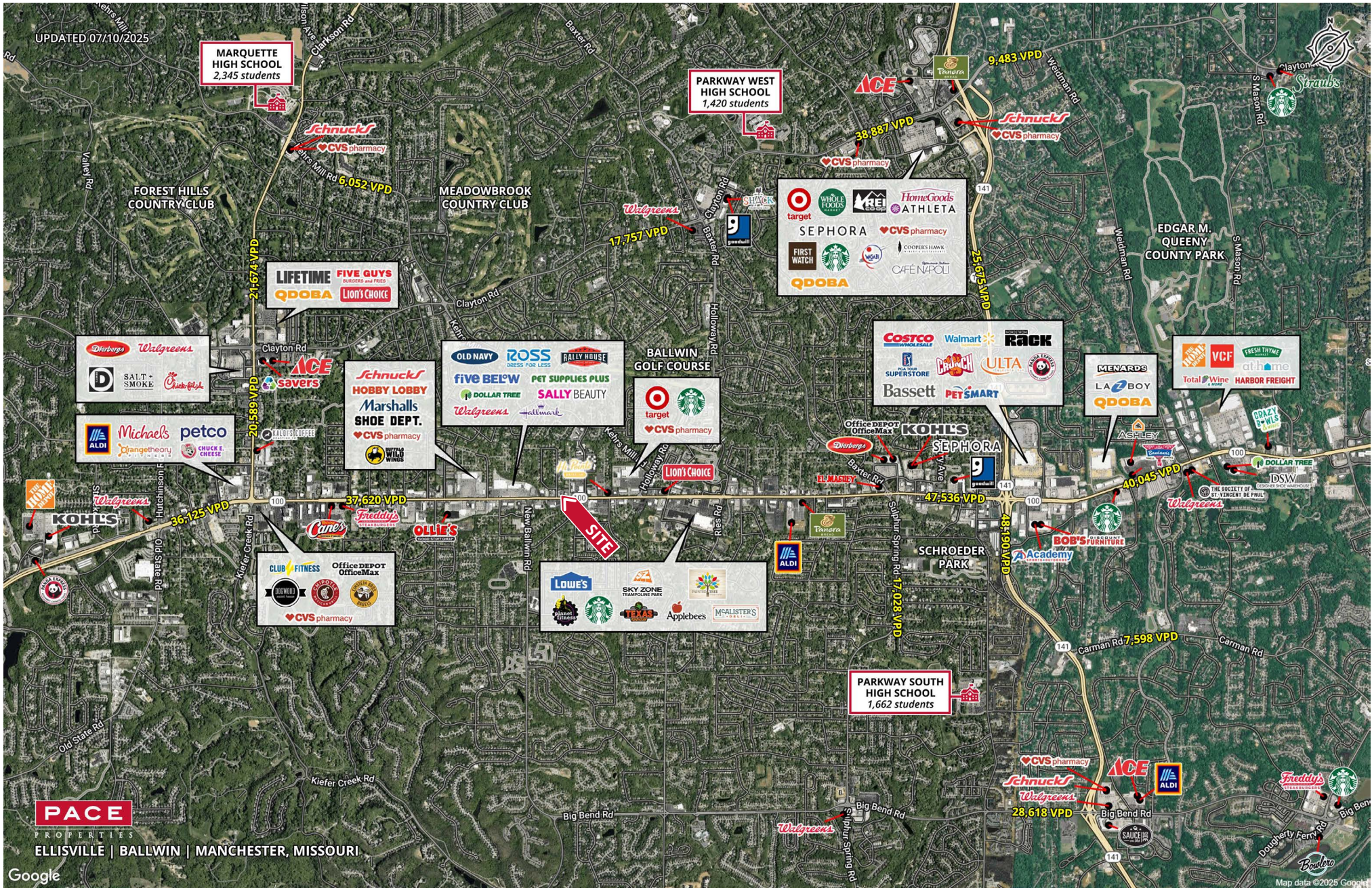
[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

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# Trade Area Aerial





# Survey

