

## 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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# Trade Area Aerial

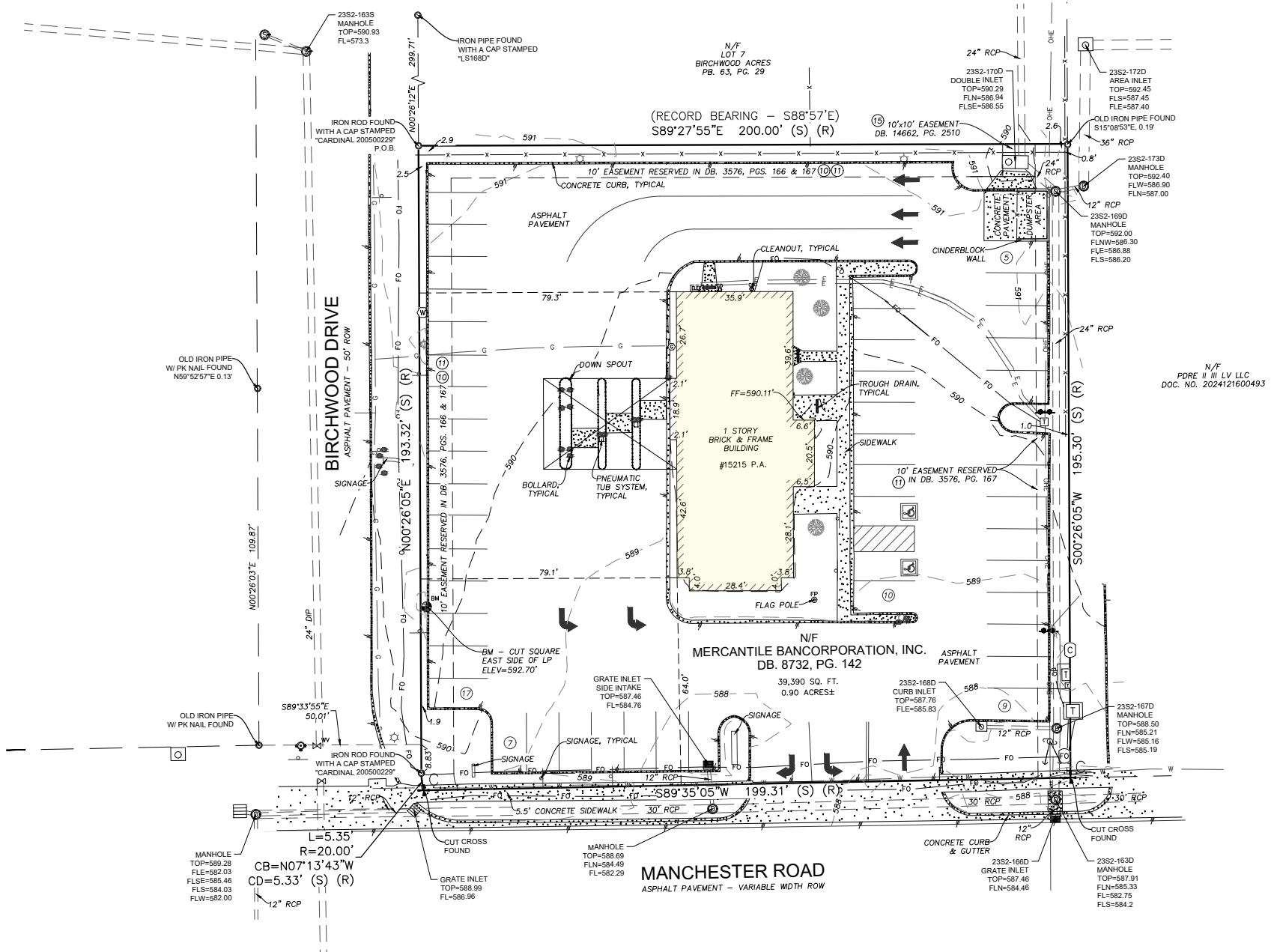


PACEPROPERTIES.COM | 314.968.9898

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



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