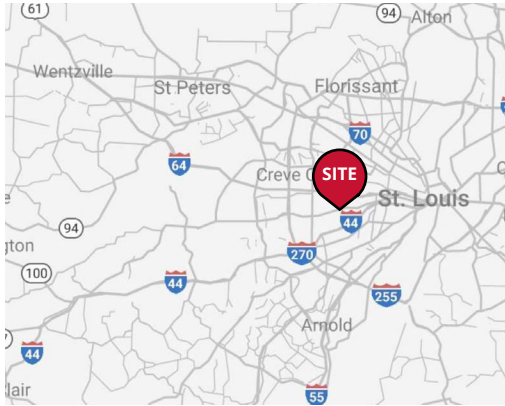




2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

9,930 | 94,330 | 269,411



Daytime Population

10,344 | 90,213 | 272,576



Median Household Income

\$123,379 | \$128,215 | \$114,666



RETAIL FOR SUBLEASE

9556 Manchester Road | Rock Hill, Missouri 63119

2,751 SF | Lease Rate: Call for Details

PROPERTY DETAILS

Portion of TAUC space to be made available,
tenant to stay in 1,349 SF

Great visibility from Manchester Road

Urgent care build out

Co-tenancy: Aldi, Starbucks, Foss Swim School,
Katie's Pizza, and Total Access Urgent Care

Manchester Road - 19,831 VPD

John Shuff

314.785.7630

jshuff@paceproperties.com

Ashley Krekovich

314.785.7613

akrekovich@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.

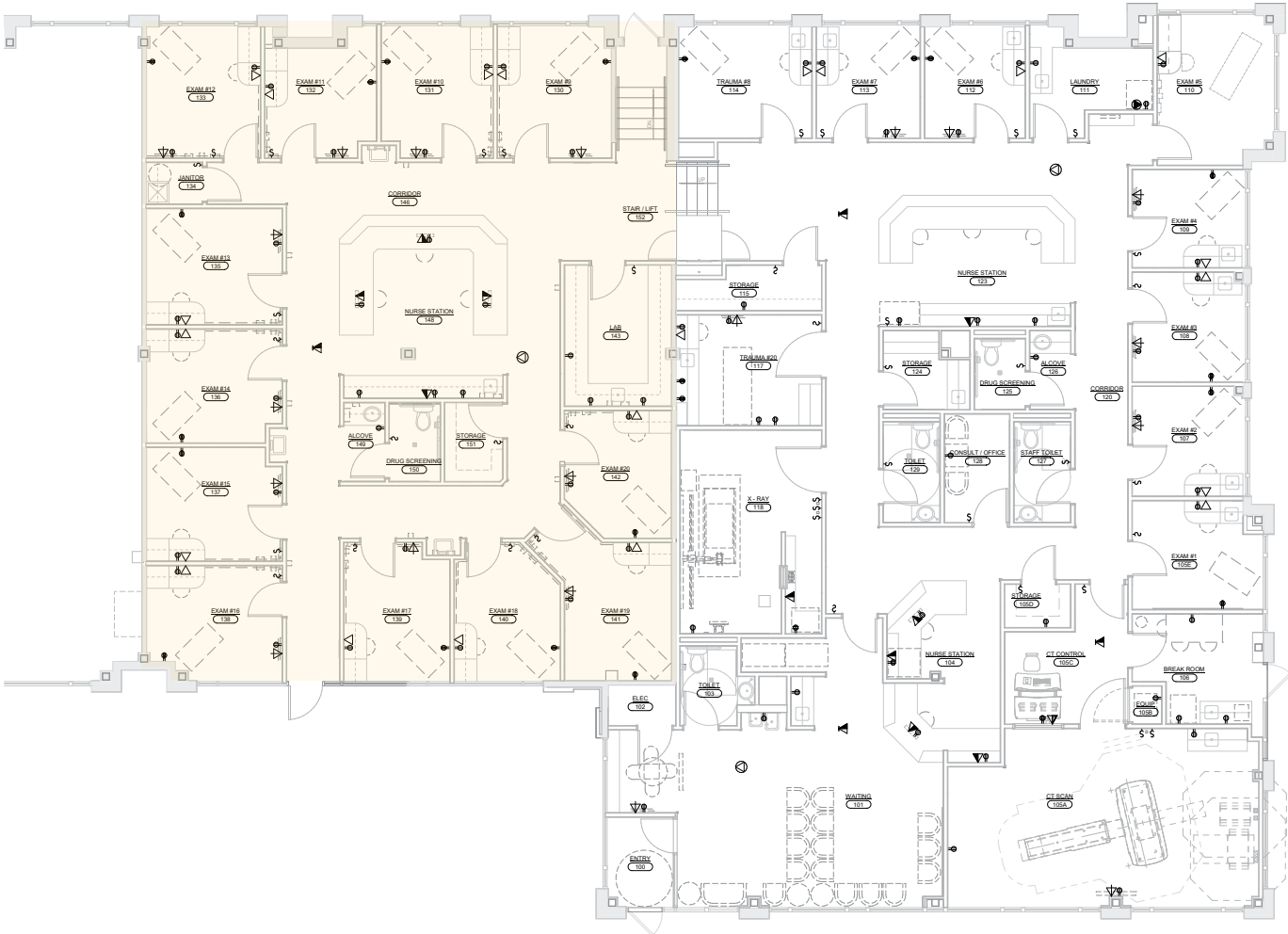
Trade Area Aerial



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1 PARTIAL 1ST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



ELECTRICAL SYMBOL LEGEND

- ⬇️ DUPLEX RECEPTACLE, 18" A.F.F.
- ⬇️ QUADPLEX RECEPTACLE, 18" A.F.F.
- ⬇️ DUPLEX RECEPTACLE, HOSPITAL GRADE
- ⬇️ QUADPLEX RECEPTACLE, HOSPITAL GRADE
- ⬇️ SPECIAL PURPOSE RECEPTACLE
- ⬇️ J-BOX

TELE / DATA SYMBOL LEGEND

- ▽ PROVIDE 3/4" CONDUIT W/ PULL STRING FROM 4" SQUARE BOX TO ACCESSIBLE CEILING SPACE. E.C. TO PROVIDE PLASTIC BUSHING ON END OF CONDUIT. SIX (6) MAXIMUM DEVICES PER COVER PLATE.
- ▽ TELEVISION OUTLET - COAX CONNECTION. VERIFY MOUNTING HEIGHT WITH ARCHITECT AND / OR OWNER. MATCH RECEPTACLE HEIGHT TO TV OUTLET.
- ▽ (2) CAT 5e
- ▽ TELEPHONE OUTLET - WALL
- ▽ WIRELESS ACCESS POINT

F S A
ELECTRICAL
1200 S. BROADWAY
SUITE 100
ST. LOUIS, MO 63102
TEL: 314.433.1212
FAX: 314.433.1213

CERTIFICATION # 200503080

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INTERFACTOR
CONSTRUCTION
8401 Webster Ave.
St. Louis, MO 63114
PHONE: 314.552.1011

TOTAL ACCESS
URGENT CARE
13811 Manchester Rd.
Ballwin, MO 63011
(314) 552-0114

Webster Groves (TAUC 1)
9556 Manchester Road
St. Louis, MO 63119

REVISIONS	
No.	Description

DATE: 07/25/2019
PROJECT NO.: 13.041
Steven Marie Foster, J. 002028

ENLARGED FLOOR PLAN
DRAWN: ZW
CHECK: MEL
DATE:

A101