

Join Hobby Lobby and Marshalls



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the property!

2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

9,904 | 74,141 | 157,380



Daytime Population

5,628 | 40,055 | 114,480



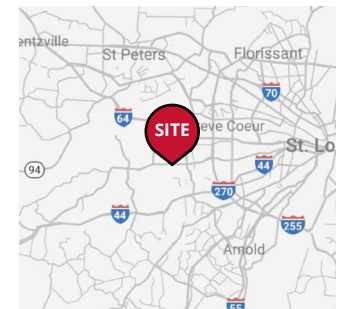
Median Household Income

\$109,284 | \$135,657 | \$135,253

RETAIL FOR LEASE

Ballwin Plaza | 15401 & 15425 Manchester Road
Ballwin, Missouri 63011

1,200 - 8,435 SF | Lease Rate: \$16.00/SF, NNN
Triple Nets: \$5.66/SF (2025 estimate)



PROPERTY DETAILS

High traffic volume
Signalized access
Grocery-anchored
Under new ownership
Manchester Road - 37,620 VPD

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Lauren Berry, CCIM

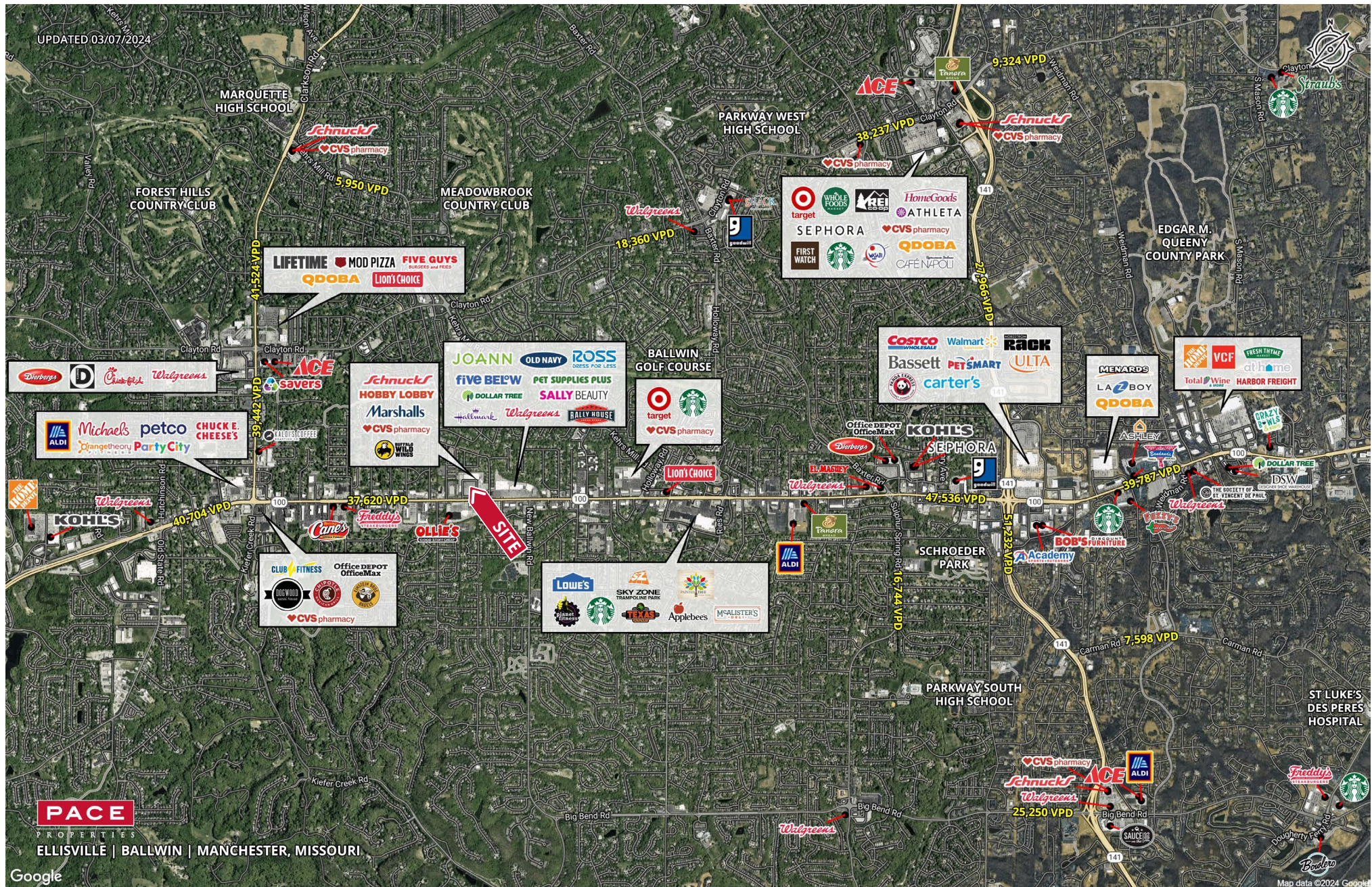
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1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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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Site Plan

Space	Status	SF
15401	Dobbs	6,550
1	Schnucks	61,737
2	Sparadise Nails	2,600
4	Shoe Dept.	7,830
5	AVAILABLE	3,608
7	AVAILABLE	4,827
10	Hipbone Marketing	2,160
20	Hobby Lobby	55,000
22	Marshalls	20,000
24	Appliance Discounter	8,386
25	Once Upon a Child	11,213
28	Physical Therapy	4,822
31	AVAILABLE	1,200
32	Pizza Hut	1,800
33	China First	1,080
34	AVAILABLE	2,220
36	Hamedi Barbershop	1,150
38	AVAILABLE	2,141
46	Buffalo Wild Wings	5,535

Click or scan to view virtual tours!



Space 5



Space 31



Space 38

