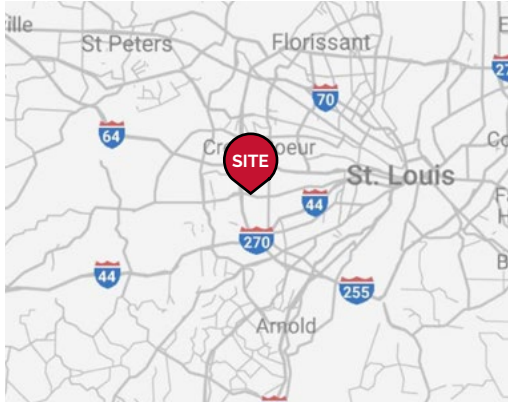


Endcap available!



2022 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

8,284 | 61,535 | 167,240



Daytime Population

8,796 | 70,294 | 215,088



Median Household Income

\$125,202 | \$119,102 | \$113,366

RETAIL FOR LEASE

Des Peres Commons

11767 Manchester Road | Des Peres, Missouri 63131

3,420 - 3,520 SF | \$32.00/SF, NNN | Triple Nets: \$6.74/SF (2021)

PROPERTY DETAILS

Endcap currently built-out for physical therapy or office use

Affluent St. Louis suburb

Strong retail node

Manchester Road - 26,146 VPD

Kristin Keane

314.785.7628

kkeane@paceproperties.com

Patrick Willett

314.785.7631

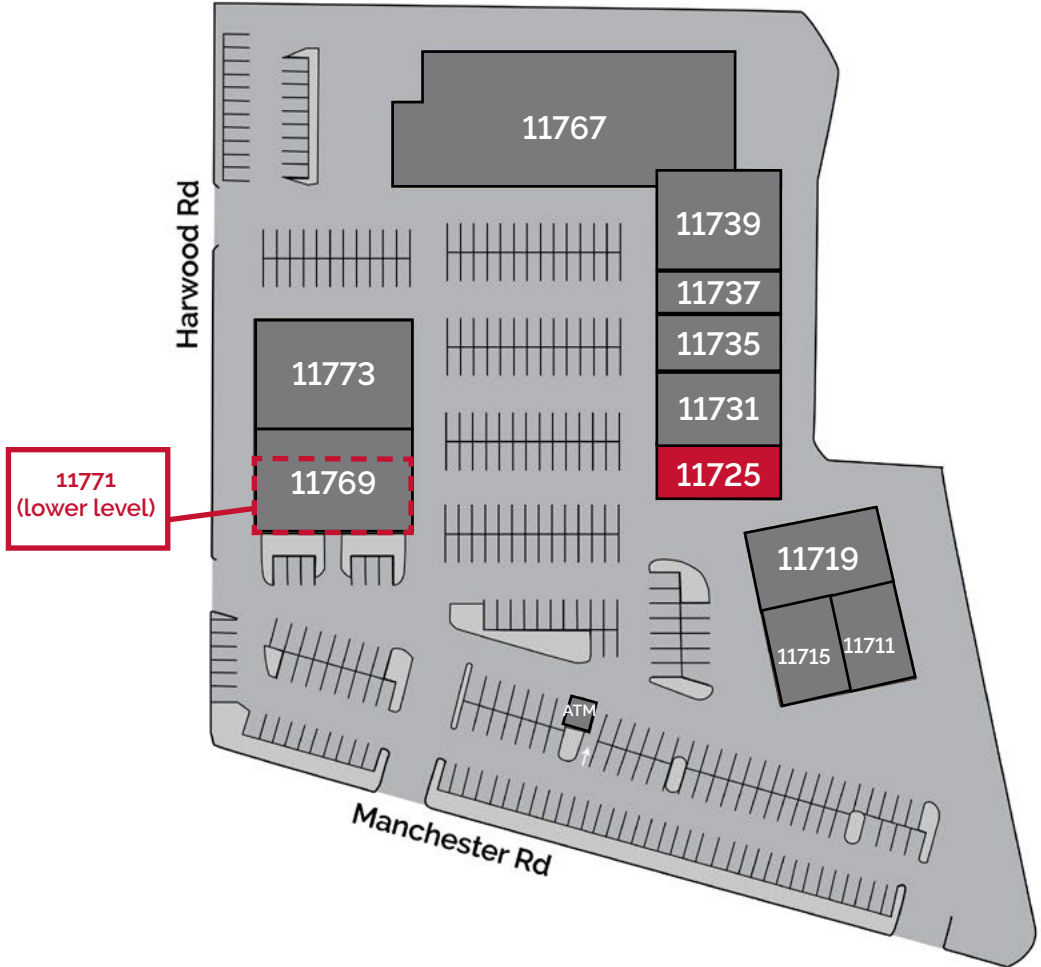
pwillett@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

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

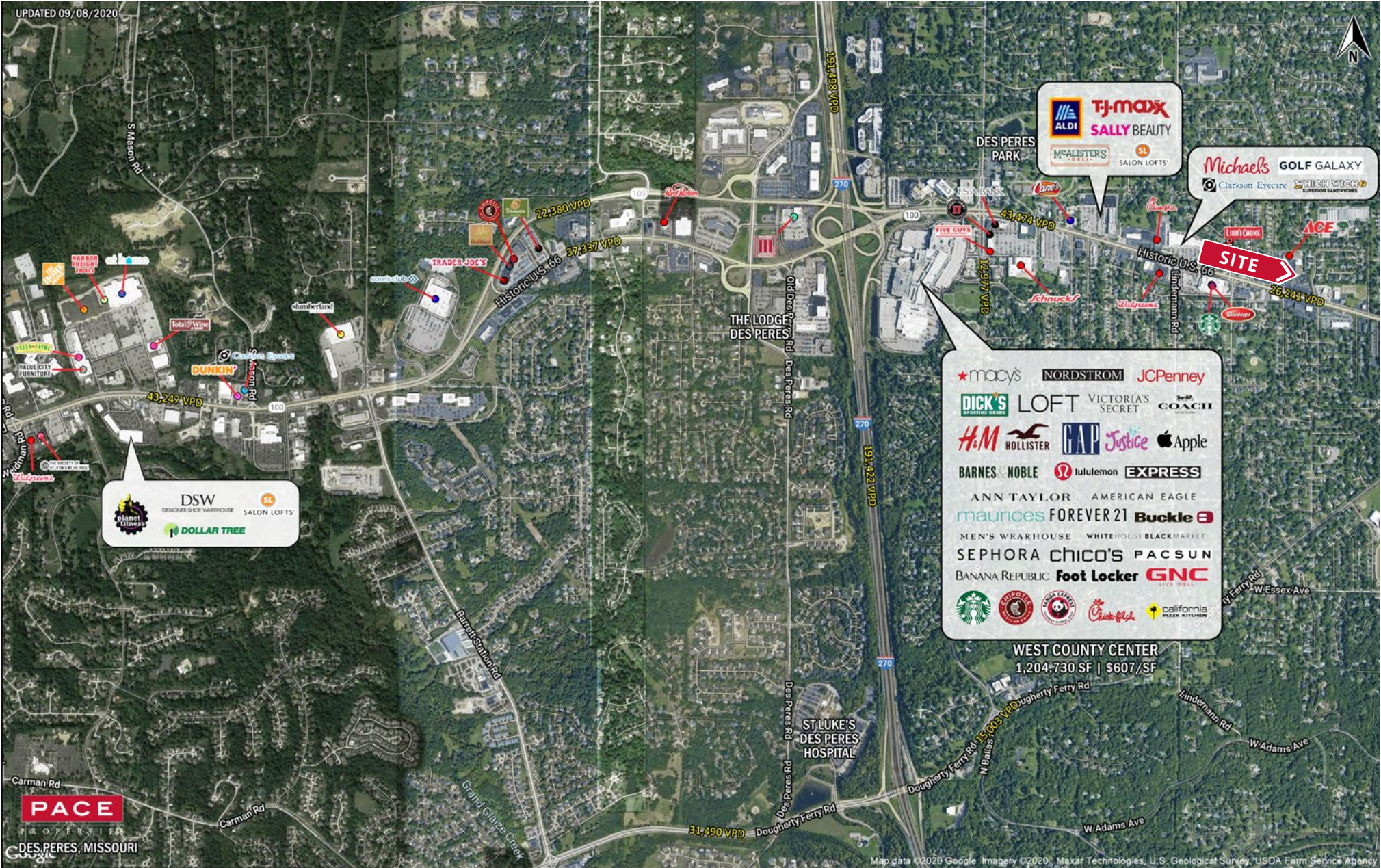
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Site Plan



| Space | Status | SF | Space | Status | SF |
|--------------|------------------|--------------|-------------------|---------------------|--------------|
| 11711 | FedexOffice | 2,473 | 11739 | Rise Martial Arts | 5,265 |
| 11715 | Noir Nail Bar | 2,356 | 11767 | Ace Hardware | 16,600 |
| 11719 | The Daily Bread | 6,059 | 11769 | Circle 7 Ranch | 5,177 |
| 11725 | AVAILABLE | 3,420 | 11771 (LL) | AVAILABLE | 3,520 |
| 11731 | Fleet Feet | 4,050 | 11773 | Cat's Meow | 4,855 |
| 11735 | F45 | 3,240 | ATM | Bank of America ATM | |
| 11737 | Smith + Simms | 2,025 | | | |

Trade Area Aerial



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