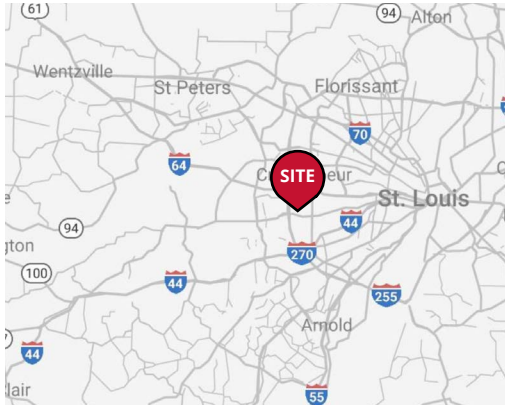




2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

7,254 | 57,295 | 161,401



Daytime Population

11,174 | 62,398 | 199,070



Median Household Income

\$193,302 | \$164,146 | \$145,796



RETAIL FOR LEASE

Des Peres Shopping Center

12009 Manchester Road | Des Peres, Missouri 63131

101 - 1,162 SF | Call for Details

PROPERTY DETAILS

Mixed-use building with street level retail, 2nd floor office, and lower level space available

Situated along Manchester Road 1/2 mile east of I-270 & West County Center

Close proximity to retailers such as Nordstrom, Macy's, Dick's, Aldi, Schnucks & Dierbergs

Manchester Road - 25,771 VPD

Ashley Krekovich

314.785.7613

akrekovich@paceproperties.com

Lauren Berry, CCIM

314.785.7632

lberry@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

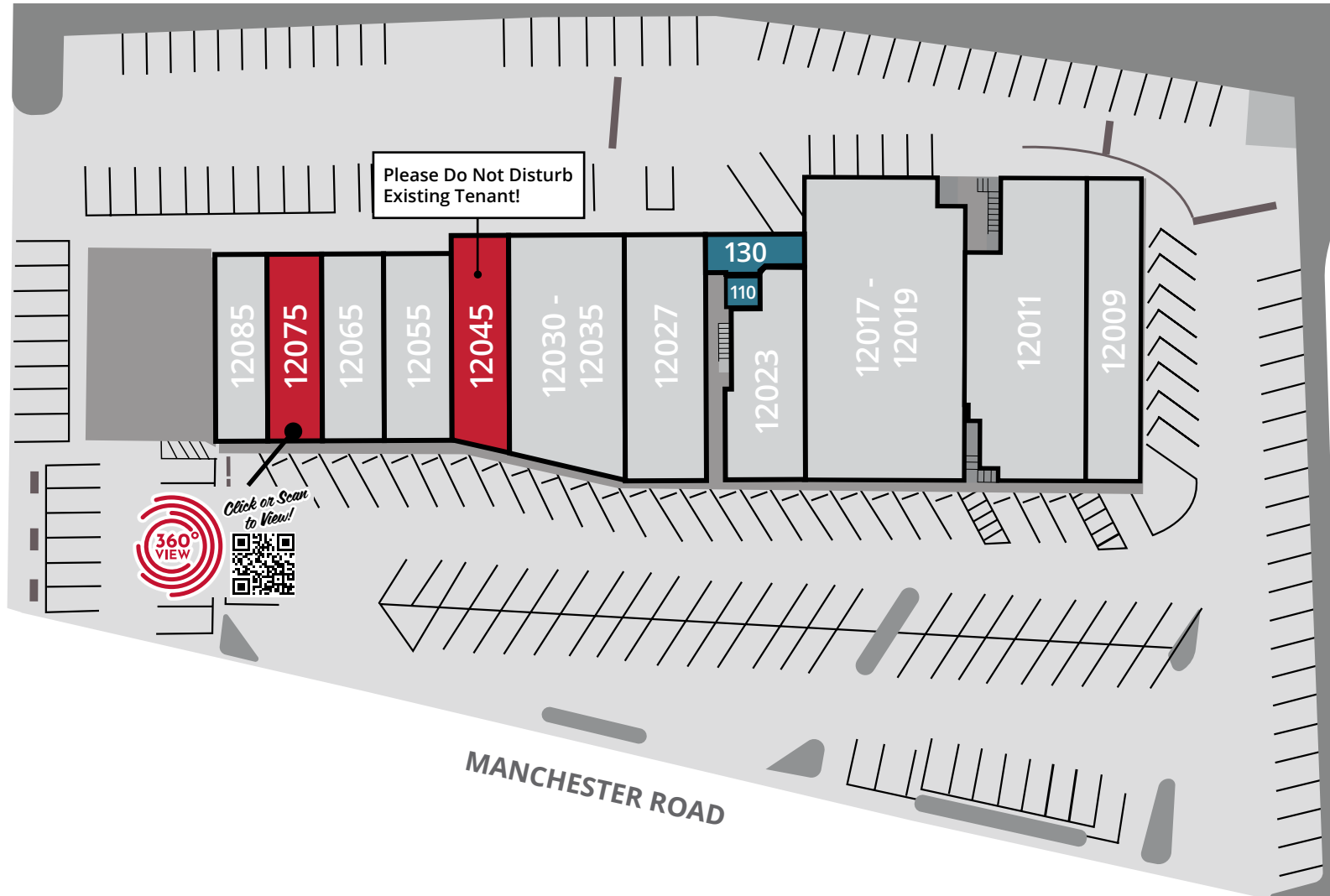
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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



Site Plan - West & East Building - 1st Floor Retail

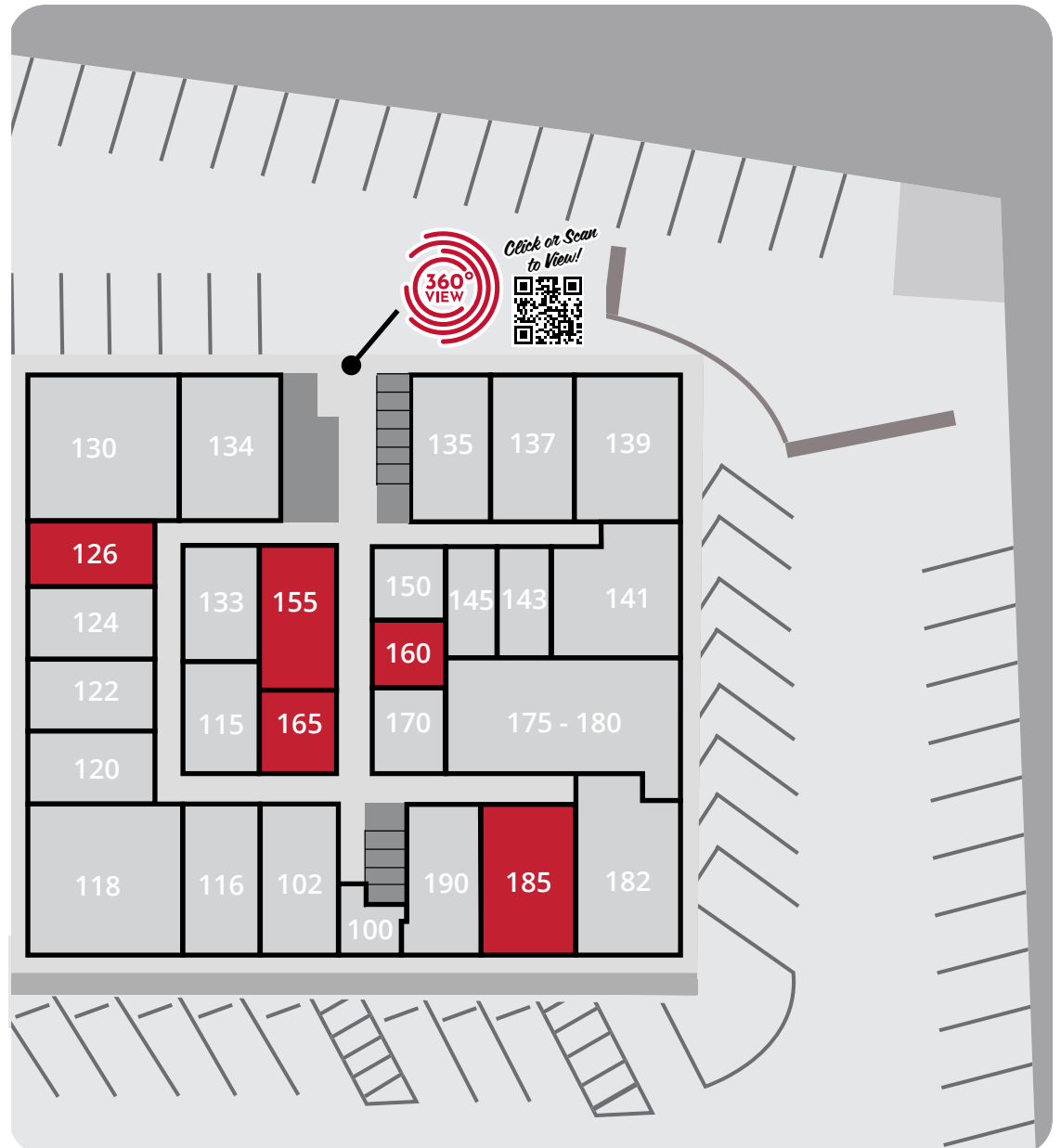


Space	Status	SF
110	AT LEASE	105
130	AT LEASE	420
12009	Mobility City	1,842
12011	Bike Center	3,993
12017 - 12019	Reineke Decorating	5,166
12023	Libby's Blowtique	1,547
12027	St. Louis Hockey Training	1,933

Space	Status	SF
12030 - 12035	Wan Fu	2,588
12045	COMING AVAILABLE 8/1/25	1,320
12055	Tiger Tea	1,357
12065	Peak Performance	1,180
12075	AVAILABLE	1,162
12085	Frontenac Salon	1,062

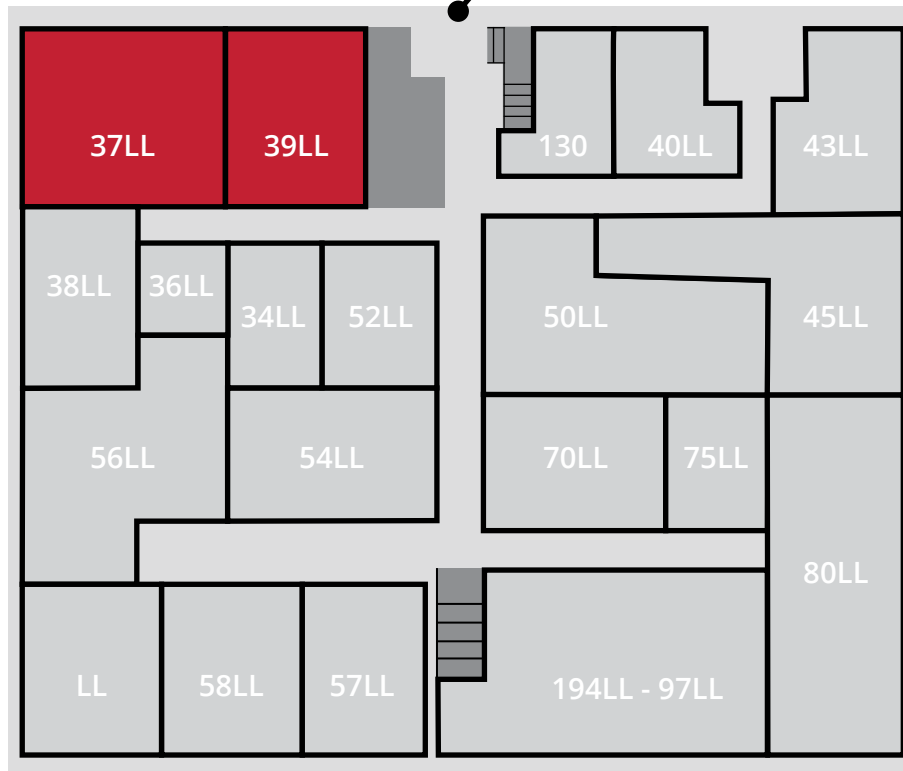
Site Plan - East Building - 2nd Floor Office

Space	Status	SF
100	Briann Realty	100
102	Lung Cancer Connection	341
115	New Beginnings	257
116	Steven Litzsinger	319
118	BCT Investment Corporation	688
120	BCT Investment Corporation	270
122	Julie Bell Jewelry	263
124	S.L.O.C.A. - STORAGE	270
126	AVAILABLE	263
130	S.L.O.C.A.	646
133	Tynia Ivy/Tender Jewels Home Care	252
134	Cardinal Business Forms	435
135	Small Spark LLC/Seoul Mama	357
137	Christian Counseling of St. Louis, LLC	365
139	Duplex Metals	419
141	Code Engineering Services, LLC	509
143	Code Engineering Services, LLC	171
145	Reineke Decorating - STORAGE	167
150	I.T.E.M.	169
155	AVAILABLE	516
160	AVAILABLE	169
165	AVAILABLE	178
170	Lung Cancer Connection - STORAGE	169
182	Wichita Technical Institute	524
185	AVAILABLE	427
190	Oshea/Ward	326
175 - 180	The Intelligence Factory	823

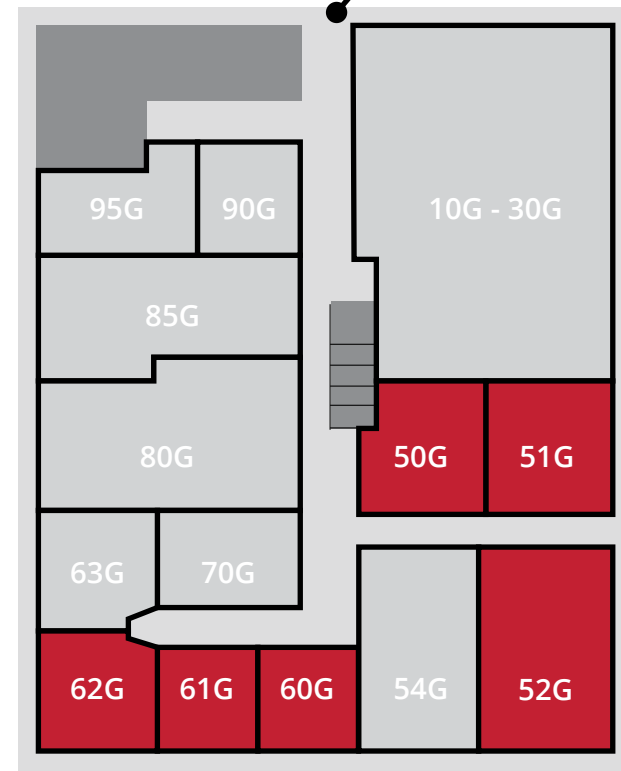


Site Plan - Lower Level

East Building



West Building



Space	Status	SF
34LL	The Pillsbury Foundation	223
36LL	Briann Realty Storage	148
37LL	AVAILABLE	662
38LL	Sump Pump Room	379
39LL	AVAILABLE	434
40LL	Storage Cage	252
43LL	John the Jeweler	377
45LL	Millwork Specialist Midwest	869
50LL	Mobility City - STORAGE	703
52LL	Reineke Decorating - STORAGE	285
54LL	Little Music Makers	995

Space	Status	SF
56LL	Cabana Boy Pool and Spa	671
57LL	P.E.R.	415
58LL	Reineke Decorating - STORAGE	415
70LL	Reiner Electric	383
75LL	St. Louis County Survey - STORAGE	231
80LL	Bike Center - STORAGE	833
94LL - 97LL	St. Louis County Survey	899
LL	Briann Realty - STORAGE	724
90G	American Appliance Services	127
10G - 30G	Missouri Filter and Process	946
50G	AVAILABLE	191

Space	Status	SF
51G	AVAILABLE	178
52G	AVAILABLE	329
54G	Small Spark - STORAGE/Seoul Mama	269
60G	AVAILABLE	101
61G	AVAILABLE	116
62G	AVAILABLE	163
63G	Shining Rock	163
70G	Robert Mayer - STORAGE	168
80G	Robert Mayer	419
85G	Missouri Filter and Process Equipment	352
95G	Briann Realty - STORAGE	364