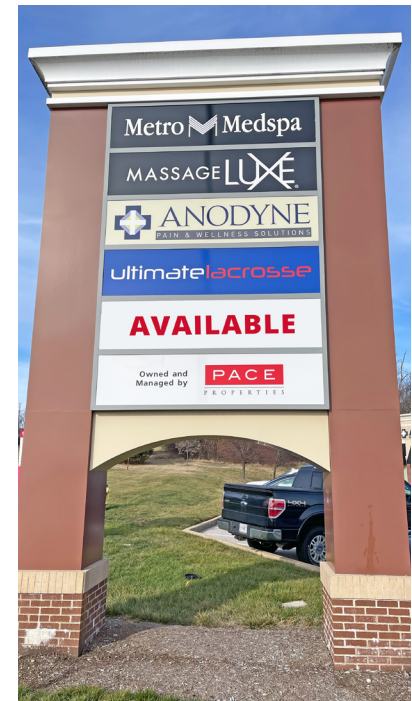


**Located near St Louis's  
#1 Busiest Intersection**



## 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

8,151 | 79,191 | 167,802



### Daytime Population

8,892 | 60,521 | 152,227

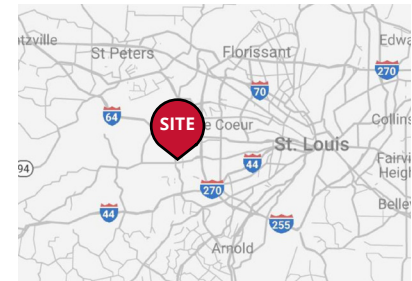


### Median Household Income

\$115,547 | \$120,383 | \$132,953

## RETAIL FOR LEASE

Manchester Highlands North  
1001 Brittany Parkway | Manchester, Missouri 63011  
1,100 SF | Call for Details  
Triple Nets: \$11.95/SF (2024 estimate)



## PROPERTY DETAILS

Regional location in affluent market

Strong demographics

Tremendous visibility

North/south and east/west access via signalized  
intersections on Highway 141 & Manchester Road

Highway 141 & Manchester Road - 97,852 VPD

**Kate Grewe**

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**PACEPROPERTIES.COM | 314.968.9898**

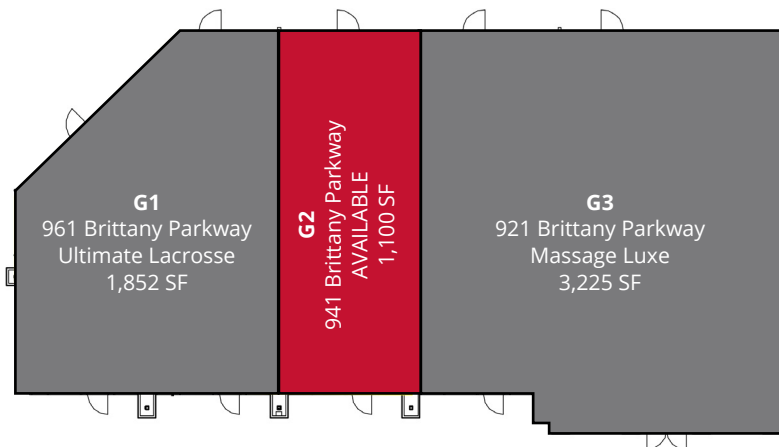
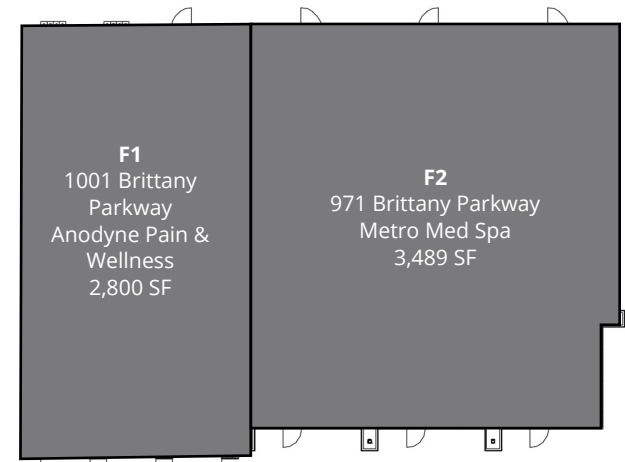
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

UPDATED 03/11/2022



## Building F



## Building G

