



## 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

8,348 | 78,389 | 167,885



### Daytime Population

8,944 | 60,361 | 101,134

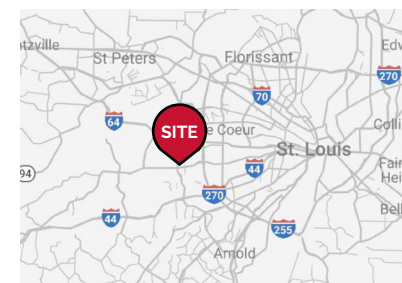


### Average Household Income

\$144,990 | \$174,051 | \$192,004

# RETAIL FOR SALE

Manchester Highlands North  
921 Brittany Parkway & 396 Highlands Boulevard  
Manchester, Missouri 63011



## INVESTMENT HIGHLIGHTS

Costco/Walmart shadow-anchored strip center

Located near #1 intersection in the MSA

Stabilized asset (91.9% leased) with potential upside

Centrally located with regional access via  
Highway 141 & Manchester Road

Highway 141 & Manchester Road - 86,894 VPD

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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**



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# Zoomed Trade Area Aerial



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