



10050 Manchester Road

Glendale, MO 63122

\$15.50 per SF!



Property Highlights:

- 6,000 SF
- N. Glendale Elementary within 1/2 mile
- Retail/Office
- **\$15.50 per SF** plus modified gross
- High street visibility!
- 19,534 average traffic volume per day
- 62,809 within a 3 mile radius / 42,287 daytime work population
- \$109,954 average Household Income within a 3 mile radius



636.394.3577



www.walmarinvestment.com

ADDRESS: 10050 Manchester Road, Glendale, MO 63021

HOW TO GET THERE: From the intersection of Manchester Rd and Lindbergh Blvd., go East on Manchester Road approximately 1 mile. 10050 Manchester Road is located on the south side Manchester Road adjacent to Glendale Chrysler automobile dealer.

AVAILABILITY: 60 days.

BUILDING DESCRIPTION:

Type:	Retail or Office	Windows:	Plate Glass
Year Built:	1967-68	Lighting:	Dropped fluorescent
Style:	Classic Colonial	HVAC:	4 Gas Furnaces and AC
Construction:	Brick	Plumbing:	4, 2 Fixture ADA Rest Rooms
Total Dev SF:	6,000 SF	Electrical:	4 Panels, 200 amp each
Unit SF:	6,000 SF	Sprinkler:	None
Roof:	Flat	Basement:	None
Ceiling Height:	9'	Prior Tenant:	Automotive dealer
Floors:	Carpet and Tile		

UTILITIES:

Gas: Gas provided by Laclede Gas Company. *p. 314.621.6960*
Electric: Electric provided by Ameren UE. *p. 314.342.1111*
Water: Water provided by Missouri American Water. *p. 866.430.0820*
Sewer: Sewer provide by MSD. *p. 314.768.6260*

REAL ESTATE TAXES: Tenant shall reimburse Landlord annually for 50% of all real estate taxes applicable to the demised premises. The reimbursable amount will be prorated by the number of square feet of the demised premises and the number of days the Tenant occupied the demised premises for the current year. Tax reimbursement for 2009 will be approximately \$1.00 per square foot.

ZONING AND PERMITTED USES: Retail and/or Office.

OCCUPANCY PERMIT: A "Re-Occupancy Application" and/or a "Business License" must be completed and approved prior to occupying the demised premises. The Re-Occupancy Application and/or a Business License may be obtained from the City of Glendale City Hall located at 424 N. Sappington, Glendale, MO 63122. Once the City of Glendale approves your application(s), it will then be submitted to St. Louis County for inspection and final approval.

ADT: 19,534 per 2006 MODOT study.

PARKING: 4.4 per 1,000 SF of building space.

DEMOGRAPHICS:	One (1) Mile	Three (3) Miles	Five (5) Miles
Population (Total Daytime)	10,839	62,809	175,710
Average Income	\$122,442	\$109,954	\$104,352

PRICE: ~~Lease Rate \$18 per SF~~ **Lease Rate \$15.50 per SF** plus Modified Gross (see real estate taxes above).

The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information contained herein is subject to change without notice.

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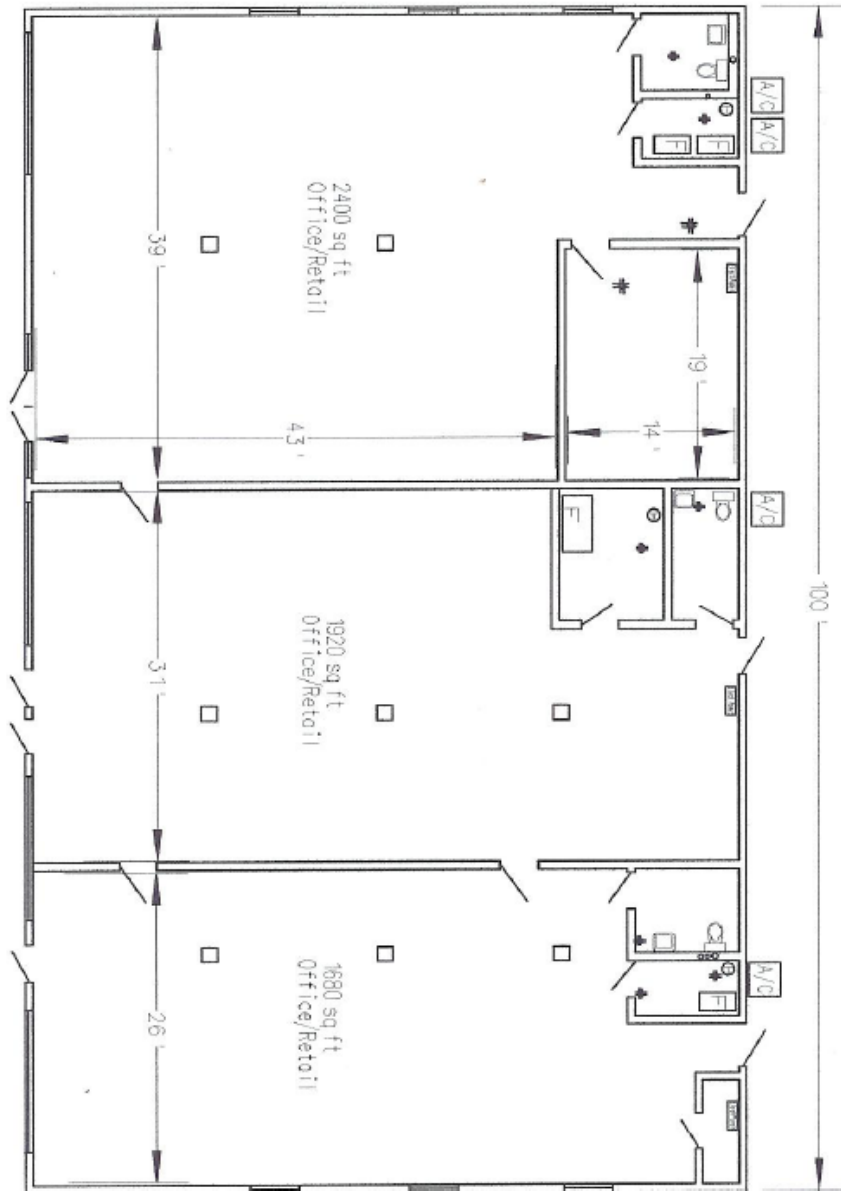
ADDRESS: 10050 Manchester Road, Glendale, MO 63021

Contact Info
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Location
10042 - 10044 - 10050
Manchester Rd. & Sappington Rd.,
Glendale, MO

Scale = 3/32" = 1'

- Roof Stack ○
- Floor Drain ✦
- Water Service ●
- Waste Drain ○
- New Walls ==
- Existing Walls ==
- 150,000 BTU Gas Furn. [E]
- Elect. Hot Water Tank [E]
- Air Cond. [A/C]
- Elect. Panel [E]



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