



14276 Manchester Road

Located in the Deerfield Shopping Center



\$15 per SF!



Property Highlights:

- 1680 SF (can divide)
- Retail/Office
- **\$15 per SF** plus modified gross
- Conveniently located at 141 and Manchester Road
- High visibility - adjacent to Tucker's Place
- 40,186 average traffic volume per day
- 72,619 within a 3 mile radius / 37,519 daytime work population
- \$109,087 average Household Income within a 3 mile radius

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ADDRESS: 14276 Manchester Road, Manchester, MO, 63011

HOW TO GET THERE: From HWY 270, go West on Manchester Road approximately 3.5 miles. 14276 Manchester Road is located on the south side Manchester Road adjacent to Tucker's Place restaurant.

AVAILABILITY: Immediate.

BUILDING DESCRIPTION:

Type:	Retail or Office	Windows:	Plate Glass
Year Built:	1975	Lighting:	TBD
Style:	Classic Colonial	HVAC:	2 Gas Furnaces and AC
Construction:	Brick/Wood Siding	Plumbing:	2, 2 Fixture ADA Rest Rooms
Total Dev SF:	14,826 SF	Electrical:	2 Panels, 120 each
Unit SF:	1,680 SF	Sprinkler:	None
Roof:	Asphalt Shingles	Basement:	None
Ceiling Height:	9.5'	Prior Tenant:	Hair and Nail Salon
Floors:	Unsealed Concrete		

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 \$1.50 per square foot.

ZONING AND PERMITTED USES: Retail and/or Office.

OCCUPANCY PERMIT: A "Re-Occupancy Application" must be completed and approved prior to occupying the demised premises. The Re-Occupancy Application may be obtained from the City of Manchester City Hall located at 14318 Manchester Road, Manchester, MO 63011. Once the City of Manchester approves your application, it will then be submitted to St. Louis County for inspection and final approval.

ADT: 40,186 per 2006 MODOT study.

PARKING: 5.5 per 1,000 SF of building space.

DEMOGRAPHICS:	One (1) Mile	Three (3) Miles	Five (5) Miles
Population (Total Daytime)	9,624	72,619	179,758
Average Income	\$90,052	\$109,087	\$119,715

PRICE: Lease Rate ~~\$18 per SF~~ **Lease Rate \$15 per SF** plus Modified Gross (see real estate taxes above).