



# 14280 Manchester Rd.

Manchester, MO 63011



**\$15 per SF!**

## Property Highlights:

- 750 SF
- Retail/Office
- **\$15 per SF** plus modified gross
- Located at 141 and Manchester Roads
- 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



636.394.3577



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**ADDRESS:** 14280 Manchester Road, Manchester, MO 63011

**HOW TO GET THERE:** From HWY 270, go West on Manchester Road approximately 3.5 miles. 14280 Manchester Road is located on the south side Manchester Road adjacent to Tucker's Place restaurant.

**AVAILABILITY:** Immediate.

**BUILDING DESCRIPTION:**

<b>Type:</b>	Retail or Office	<b>Windows:</b>	Plate Glass
<b>Year Built:</b>	1975	<b>Lighting:</b>	TBD
<b>Style:</b>	Classic Colonial	<b>HVAC:</b>	1 Gas Furnaces and AC
<b>Construction:</b>	Brick/Wood Siding	<b>Plumbing:</b>	1, 2 Fixture ADA Rest Room
<b>Total Dev SF:</b>	14,826 SF	<b>Electrical:</b>	1 Panel, 120
<b>Unit SF:</b>	750 SF	<b>Sprinkler:</b>	None
<b>Roof:</b>	Asphalt Shingles	<b>Basement:</b>	None
<b>Ceiling Height:</b>	9.5'	<b>Prior Tenant:</b>	Vitamin Retailer
<b>Floors:</b>	Unsealed Concrete/Carpet		

**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.

<b>DEMOGRAPHICS:</b>	<b>One (1) Mile</b>	<b>Three (3) Miles</b>	<b>Five (5) Miles</b>
<b>Population (Total Daytime)</b>	9,624	72,619	179,758
<b>Average Income</b>	\$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).