



10042 - 10050 Manchester Road

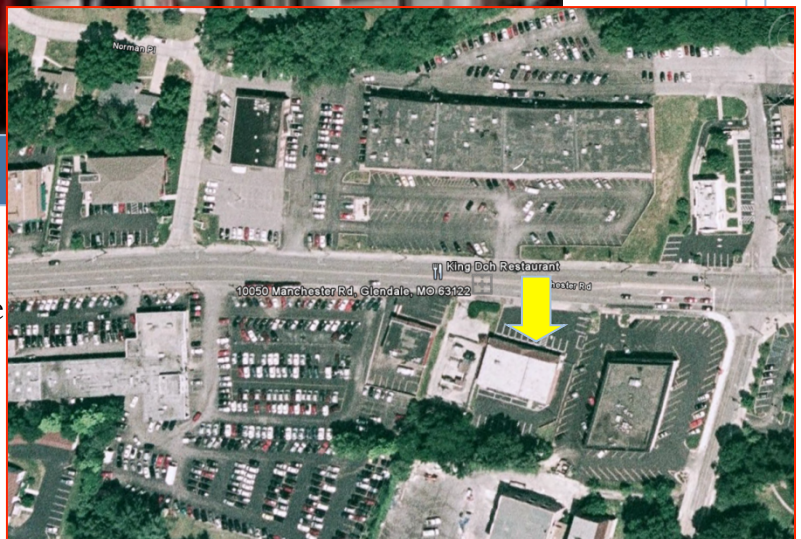
Glendale, MO 63122



\$16.00 per SF!

Property Highlights:

- 2,400, 1,920, and 1,680 SF
- N. Glendale Elementary within 1/2 mile
- Retail/Office
- **\$16.00 per SF** plus NNN
- 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



INFORMATION: John Heckmann or Eddie Heckmann | 636.394.3577 | info@walmarinvestment.com

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ADDRESS: 10042 – 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. 10042 Manchester Road is located on the south side Manchester Road adjacent to Glendale Chrysler automobile dealer.

AVAILABILITY: March, 2017

BUILDING DESCRIPTION:

Type:	Retail or Office	Windows:	Plate Glass
Year Built:	Major renovation in 2007	Lighting:	Dropped fluorescent
Style:	Classic Colonial	HVAC:	Gas Furnaces and AC
Construction:	Brick	Plumbing:	2 Fixture ADA Rest Rooms
Total Dev SF:	6,000 SF	Electrical:	1 Panel, 200 amp per unit.
Unit SF:	1,680, 1,920, and 2,400 SF	Sprinkler:	None
Roof:	Flat	Basement:	None
Ceiling Height:	9'	Prior Tenant:	Clothing, Thrift
Floors:	Carpet and Tile		

UTILITIES:

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

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 \$16.00 per SF** plus NNN.