



CURRENT TENANTS



For information, please contact:

Gary Grewe
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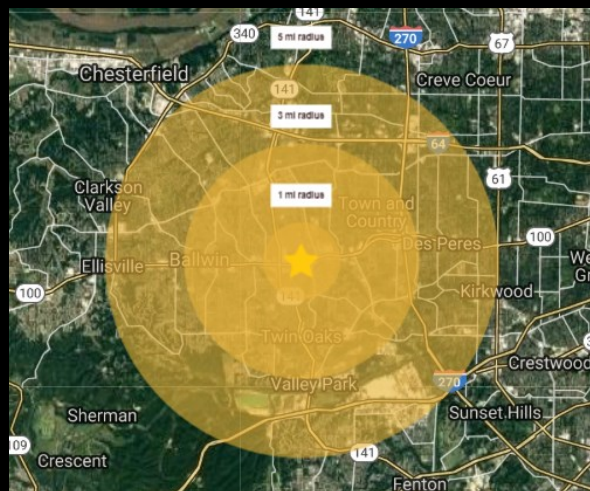
Dominic Barlow
314-277-6456 | dbarlow@rsolution.com

AREA DEMOGRAPHICS

	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
Population	7,300	75,188	165,284
Median HH Income	\$137,414	\$171,600	\$189,128
Employees	5,671	32,201	99,415

AVERAGE DAILY TRAFFIC

HWY 141	34,358 VPD
MANCHESTER RD	49,662 VPD

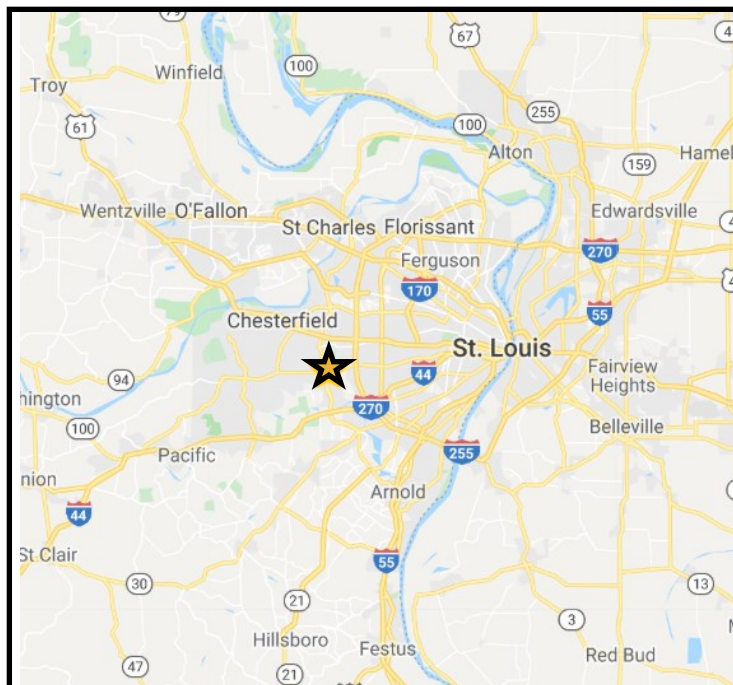


Manchester is a city in St. Louis County, Missouri. The area was explored in 1673 by Louis Joliet and Rev. Jacques Marquette. It is named after the City of Manchester in England. The community known as Manchester is over 200 years old and was incorporated as a Village in 1950. The City was reincorporated as a fourth class city in 1959. When incorporated, the City encompassed two square miles. As a result of several annexations, the City of Manchester now encompasses approximately five square miles.

The City of Manchester has a number of historic structures located within its boundaries. A survey conducted by the St. Louis County Parks Department identified 34 sites built in the 1840s through 1912 that are of historic or architectural significance. These historic structures are a proud part of the City's heritage and set the City apart from other suburbs in the west St. Louis County area.

PROPERTY HIGHLIGHTS

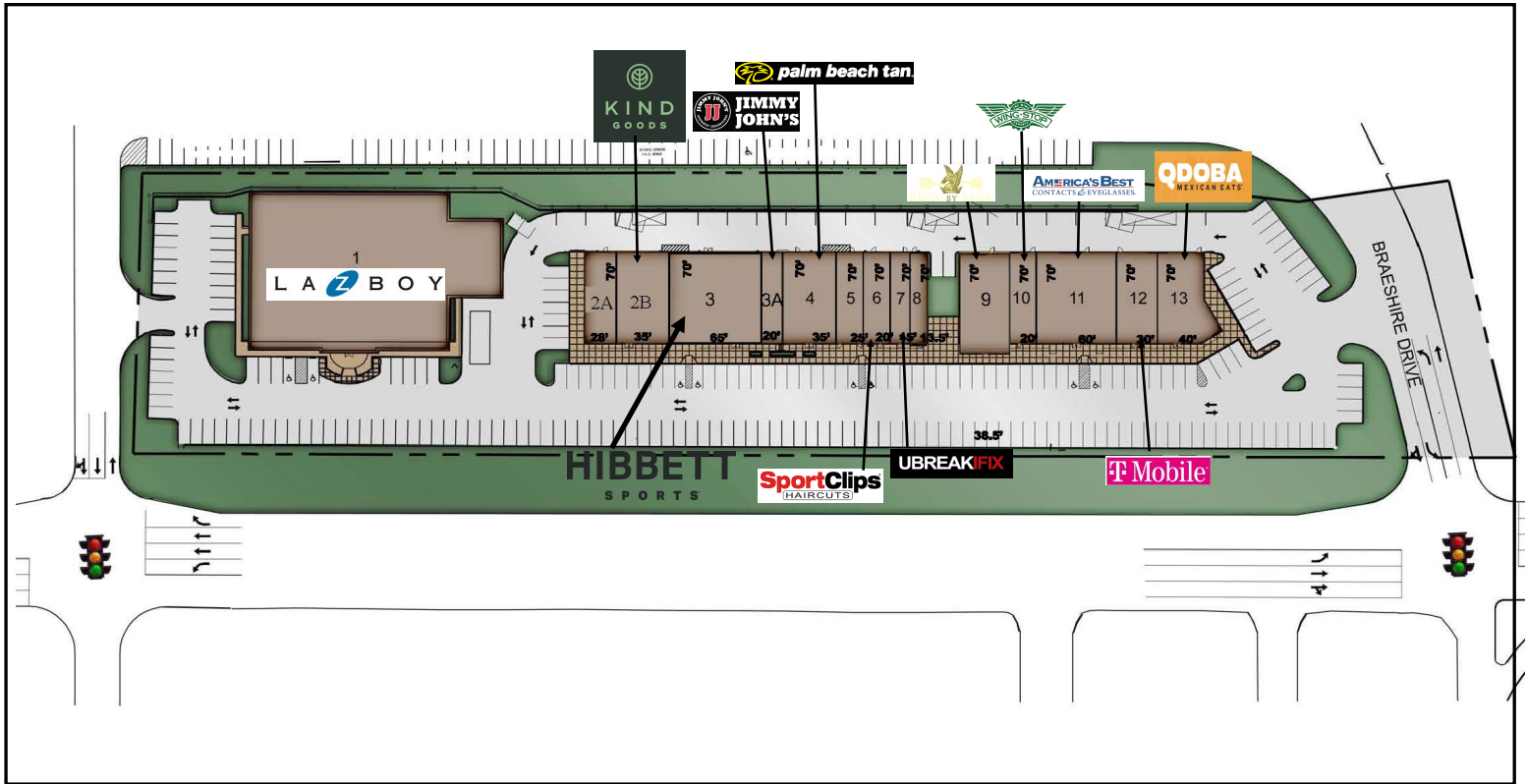
- Positioned between two stop lights at either end, this center is easily accessible
- Shadow anchored by Menards
- Conveniently located less than 1/2 mile from Hwy 141
- Manchester Rd. and Hwy 141 are arteries in St. Louis that connect West to East and Central to South



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CURRENT TENANTS **100% Leased**

1. La-Z-Boy Furniture Gallery	19,898 SF	7. U Break I Fix	1,050 SF
2a. One Stop Liquor	1,983 SF	8. A+ Spa	945 SF
2b. Kind Goods	2,450 SF	9. Rugs by Saga	2,695 SF
3. Hibbett Sports	4,550 SF	10. Wing Stop	1,400 SF
3a. Jimmy John's	1,400 SF	11. America's Best	4,200 SF
4. Palm Beach tan	2,512 SF	12. T-Mobile	2,100 SF
5. Gigi Nails	1,688 SF	13. Qdoba	2,712 SF
6. Sport Clips	1,400 SF		



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