

Winchester Plaza

14560 Manchester Road
Winchester, MO 63011

1,200 - 2,600 SF PRIME RETAIL AVAILABLE FOR LEASE



- **14560 Manchester Road #12:** 1,400 square feet available
- **14560 Manchester Road #14:** 1,200 square feet available
- Spaces may be combined to achieve a total of 2,600 SF
- High visibility on Manchester Road just west of Baxter Road
- Ample and convenient parking
- State-of-the-art LED pylon signage available
- Join St. Louis Bread Co., Book Rack, Edward Jones and School of Rock
- **LEASE RATE: \$16.75 PSF NNN**

| <u>DEMOGRAPHICS</u> | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|---------------------|---------------|---------------|---------------|
| Population: | 9,597 | 86,814 | 159,452 |
| No. of Households: | 3,784 | 34,246 | 62,015 |
| Avg. HH Income: | \$95,558 | \$111,899 | \$122,219 |

| <u>ANNUAL AVERAGE DAILY TRAFFIC</u> | <u>(2017)</u> |
|-------------------------------------|---------------|
| Manchester Road (MO-100): | 47,019 VPD |

HUTKIN DEVELOPMENT COMPANY

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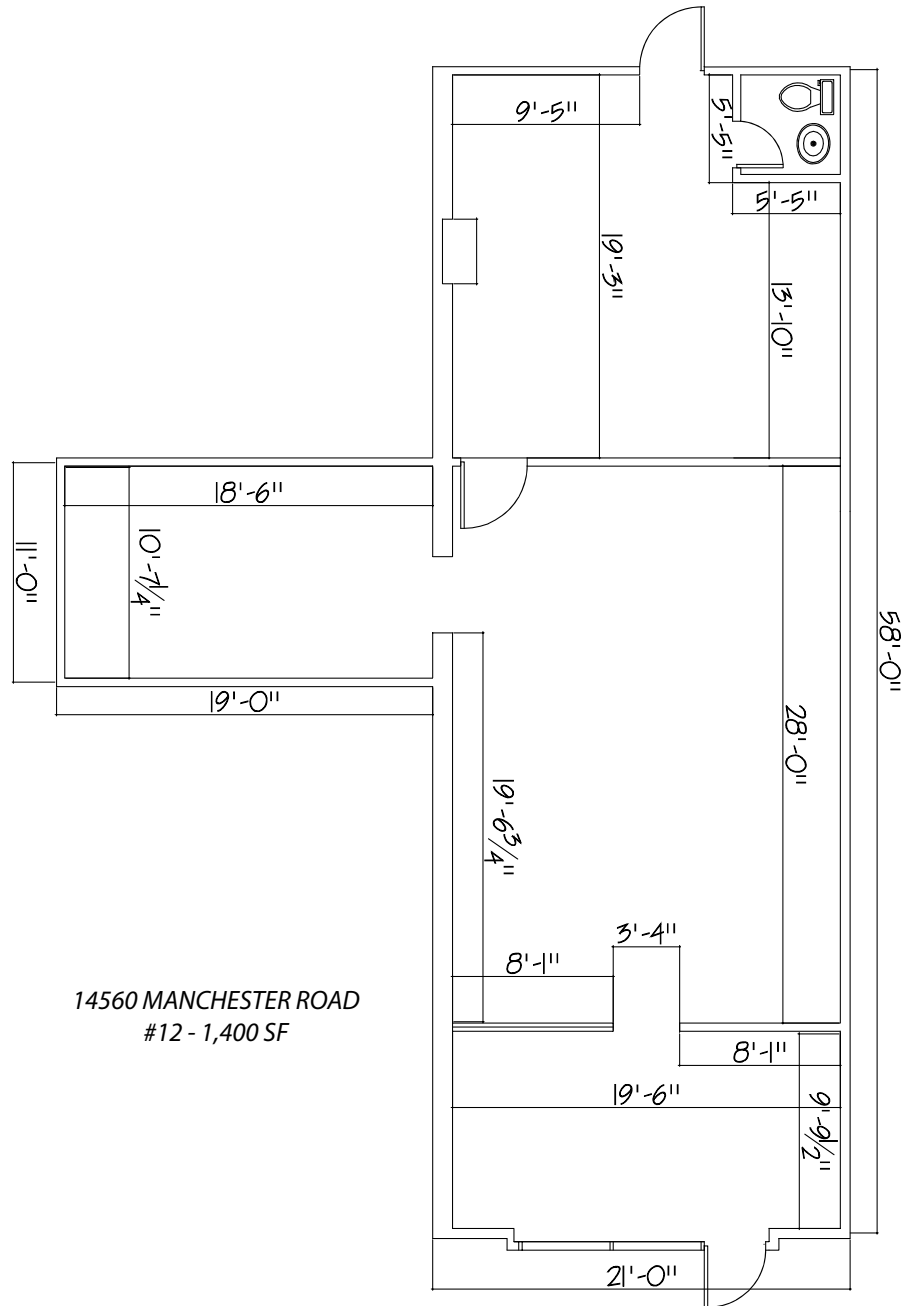
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The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information contained herein is subject to change without notice.

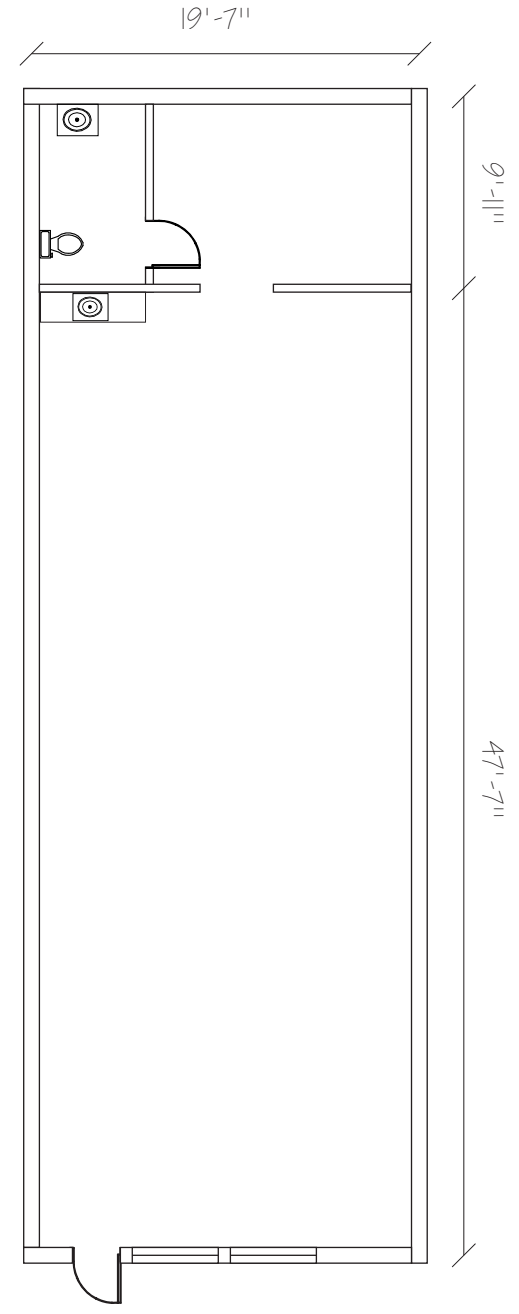
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14560 MANCHESTER ROAD
#12 - 1,400 SF



14560 MANCHESTER ROAD
#14 - 1,200 SF

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| NO. | ADDRESS | STATUS | SQ. FT |
|-----|-------------------------|------------------|--------|
| 1 | 14560 Manchester #1-3 | Occupied | 4,220 |
| 2 | 14560 Manchester #4 | Occupied | 1,440 |
| 3 | 14560 Manchester #5 | Occupied | 1,400 |
| 4 | 14560 Manchester #6 | Occupied | 1,934 |
| 5 | 14560 Manchester #8 | Occupied | 600 |
| 6 | 14560 Manchester #9 | Occupied | 3,360 |
| 7 | 14560 Manchester #12 | AVAILABLE | 1,400 |
| 8 | 14560 Manchester #14 | AVAILABLE | 1,200 |
| 9 | 14560 Manchester #15 | Occupied | 1,200 |
| 10 | 14560 Manchester #16-18 | Occupied | 4,500 |
| 11 | 14560 Manchester #19 | Occupied | 1,800 |
| 12 | 14560 Manchester #20 | Occupied | 900 |
| 13 | 14560 Manchester #22 | Occupied | 1,200 |
| 14 | 14560 Manchester #23 | Occupied | 1,200 |
| 15 | 14560 Manchester #24 | Occupied | 1,200 |
| 16 | 14560 Manchester #25 | Occupied | 2,400 |
| 17 | 14560 Manchester #27 | Occupied | 1,200 |
| 18 | 14560 Manchester #28 | Occupied | 1,200 |
| 19 | 14560 Manchester #29 | Occupied | 2,400 |

