

FOR LEASE

RETAIL SPACE

Dickens Plaza
15240-15266 Manchester Rd.
Ballwin, MO 63011



AVAILABLE 900 SF - 1,728 SF

- Great Visibility
- Signalized Intersection at New Ballwin & Manchester Roads
- Join Papa John's Pizza, Advanced Auto Parts & Penn Station
- Great Signage Opportunity
- 39,000+ VPD on Manchester Rd.
- Lease Rate: \$16.50 PSF, NNN*

**Estimated \$5.07 PSF, NNN*



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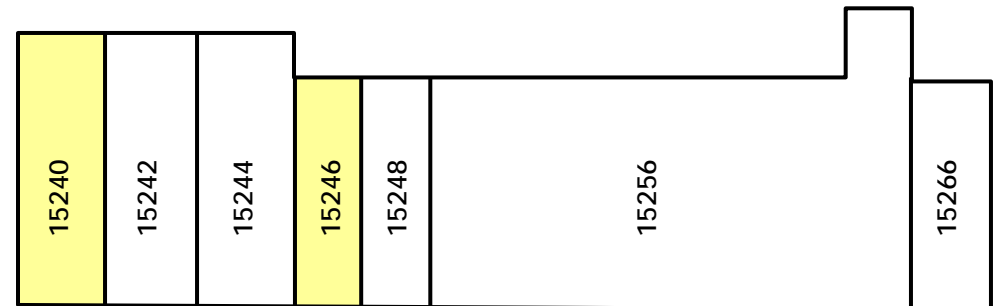
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2017 Demographics

	Population Estimate	Number of Households	Average HH Income
1 Mile	10,483	4,302	\$85,457
3 Miles	78,594	29,825	\$123,263
5 Miles	162,323	62,906	\$130,830



Tenants:

15240	VACANT	1,728 SF
15242	Tower Loan	
15244	Penn Station Subs	
15246	VACANT	900 SF
15248	Unique Cleaners	
15256	Advanced Auto Parts	
15266	Papa John's Pizza	

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The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.