

OLDE TOWNE PLAZA

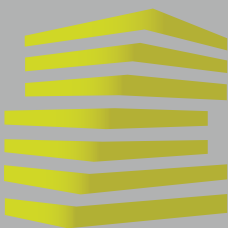
14900 MANCHESTER RD

BALLWIN, MO

FORMER BAKERY
AVAILABLE
1,200 SF



LOCATION.
commercial real estate



OLDE TOWNE PLAZA

NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (DIRECT)

314.488.5900 (MOBILE)

Alex@LocationCRE.com

JOE LODES

314.818.1564 (OFFICE)

314.852.8234 (MOBILE)

Joe@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)

314.560.0781 (MOBILE)

Tony@LocationCRE.com

TRADE AREA OVERVIEW

BALLWIN IS A DYNAMIC COMMUNITY LOCATED IN THE HEART OF PRESTIGIOUS WEST ST. LOUIS COUNTY. WHEN PEOPLE FROM OTHER AREAS OF ST. LOUIS COUNTY THINK OF THE CITY OF BALLWIN, THEY NATURALLY PICTURE BUSY MANCHESTER ROAD, WITH ITS SEEMINGLY ENDLESS NUMBER OF RETAIL STORES AND BUSINESSES. MANCHESTER ROAD TRULY IS THE LIFELINE OF THE CITY OF BALLWIN. CASTLEWOOD STATE PARK AND THE MERAMEC RIVER ARE IN THE CITY'S BACK YARD. IN ADDITION, BALLWIN PROUDLY HOSTS TWO STATE-OF-THE-ART RECREATIONAL FACILITIES: THE POINTE AT BALLWIN COMMONS COMMUNITY CENTER AND NORTH POINTE FAMILY AQUATIC CENTER. MONEY MAGAZINE HAS NAMED BALLWIN ON ITS LIST OF "BEST PLACES TO LIVE IN AMERICA". LOCAL ROAST BEEF FAST FOOD CHAIN LION'S CHOICE WAS FOUNDED IN BALLWIN.

WEST ST. LOUIS COUNTY PROVIDES AN IDEAL LIFESTYLE THAT FORMS A PLEASANT BALANCE BETWEEN LIVING IN A RURAL-LIKE SETTING WITH WOODED AREAS AND HAVING EASY ACCESS TO A THRIVING METROPOLITAN AREA. BALLWIN IS SERVED BY TWO OF THE ST. LOUIS AREAS TOP SCHOOL DISTRICTS, ROCKWOOD SCHOOL DISTRICT AND PARKWAY SCHOOL DISTRICT. ROCKWOOD CONTINUES TO EARN THE TOP RANKING AS A AAA-RATED SCHOOL DISTRICT FROM STANDARD & POOR'S, WHILE ALL FOUR TRADITIONAL PARKWAY HIGH SCHOOLS - CENTRAL, NORTH, SOUTH AND WEST HAVE BEEN NAMED SOME OF THE COUNTRY'S BEST HIGH SCHOOLS BY U.S. NEWS & WORLD REPORT.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	10,434	83,063	164,476
HOUSEHOLDS	4,443	32,952	65,130
EMPLOYEES	3,287	23,076	80,662
MED HH INCOME	\$87,813	\$120,876	\$130,804

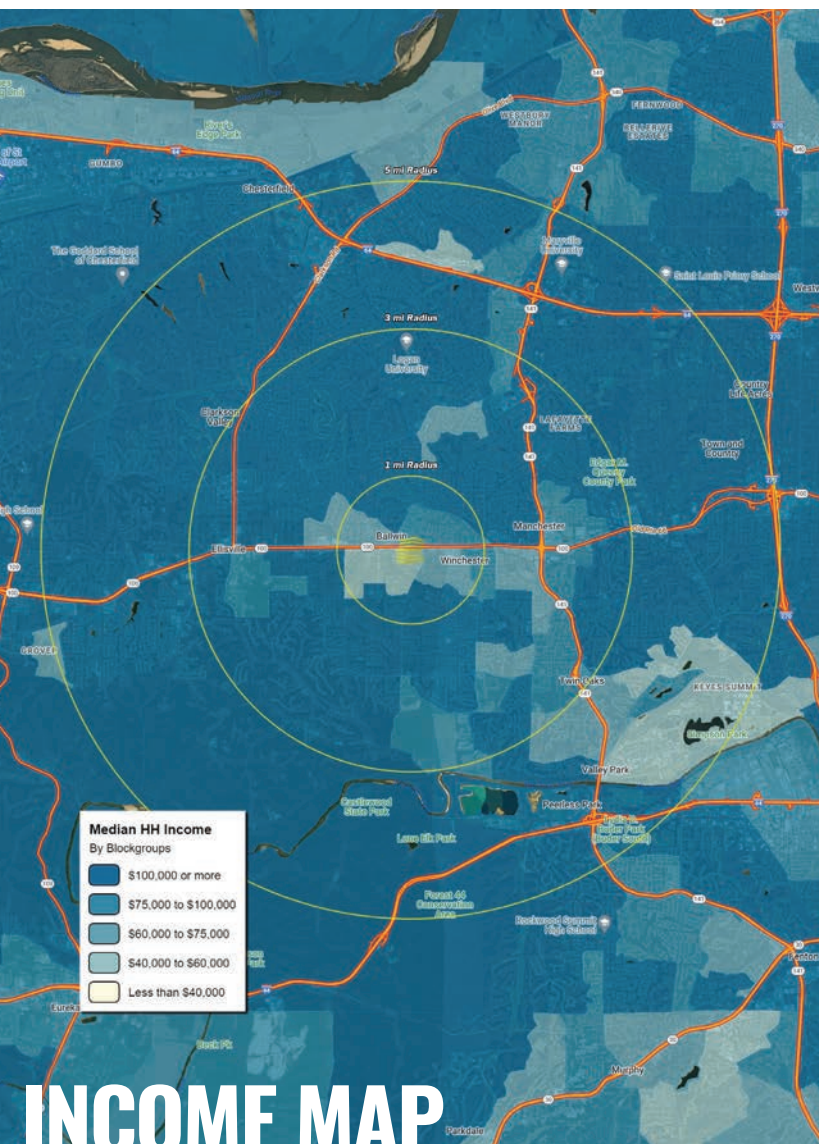
AREA RETAIL | RESTAURANTS



LOWE'S



PAINTED TREE
BOUTIQUES

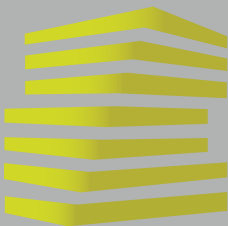


INCOME MAP



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SITE PLAN

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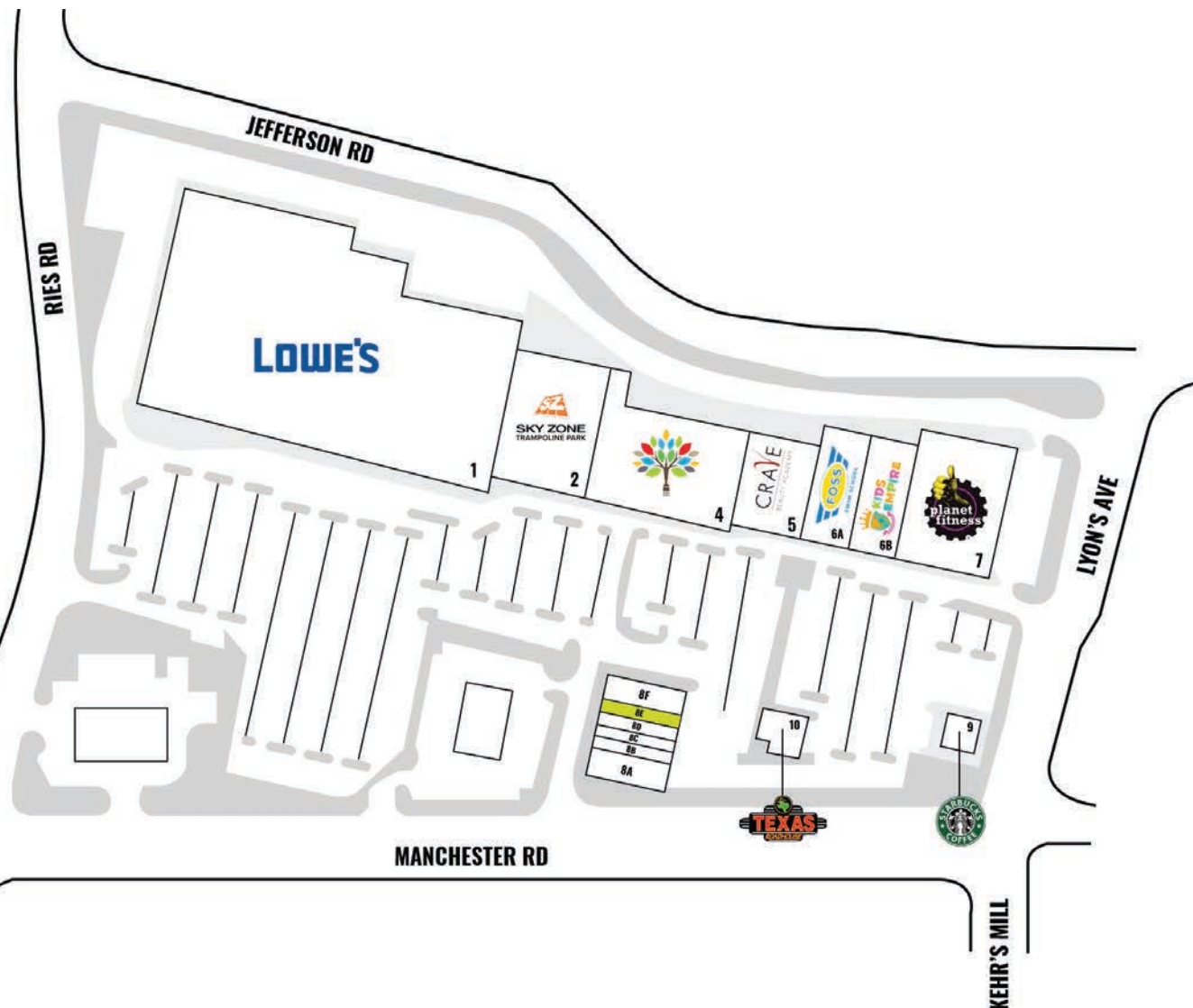
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Suite	Tenant	SF
1	Lowe's Home Improvement	135,197
2	Sky Zone Trampoline Park	31,000
4	Painted Tree Marketplace	33,500
5	Crave Beauty Academy	10,420
6A	Foss Swim School	10,000
6B	Kids Empire	15,000
7	Planet Fitness	30,000
8A	FedEx Office	3,825
8B	Sports Clips	1,700
8C	Ballwin Tobacco and Vape	1,700
8D	Clarkson Eyecare	2,200
8E	AVAILABLE	1,200
8F	McAlister's Deli	3,770
9	Starbucks	1,500

360 VIRTUAL TOURS

AVAILABLE SUITES



SUITE 8E



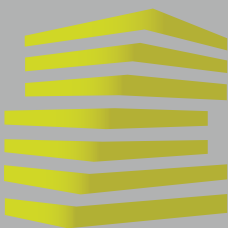
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PHOTOS

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- **LOWE'S ANCHORED POWER CENTER ON MANCHESTER ROAD**
- **1,200 SF REMAINING**
- **LOCATED IN THE HEART OF THE MANCHESTER ROAD RETAIL CORRIDOR IN WEST ST. LOUIS COUNTY**
- **CENTRALLY LOCATED AND PROVIDES THE ABILITY TO DRAW FROM ALL OF WEST ST. LOUIS COUNTY**
- **AVERAGE HOUSEHOLD INCOME GREATER THAN \$140,000 WITHIN FIVE MILES**
- **UNSURPASSED VISIBILITY TO OVER 46,000 VPD WITH SIGNALIZED ACCESS**
- **ASKING RENT: CALL BROKER FOR DETAILS**



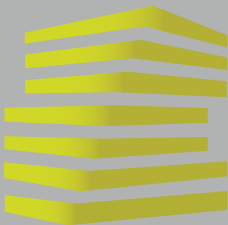
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MARKET AERIAL

ALEX APTER

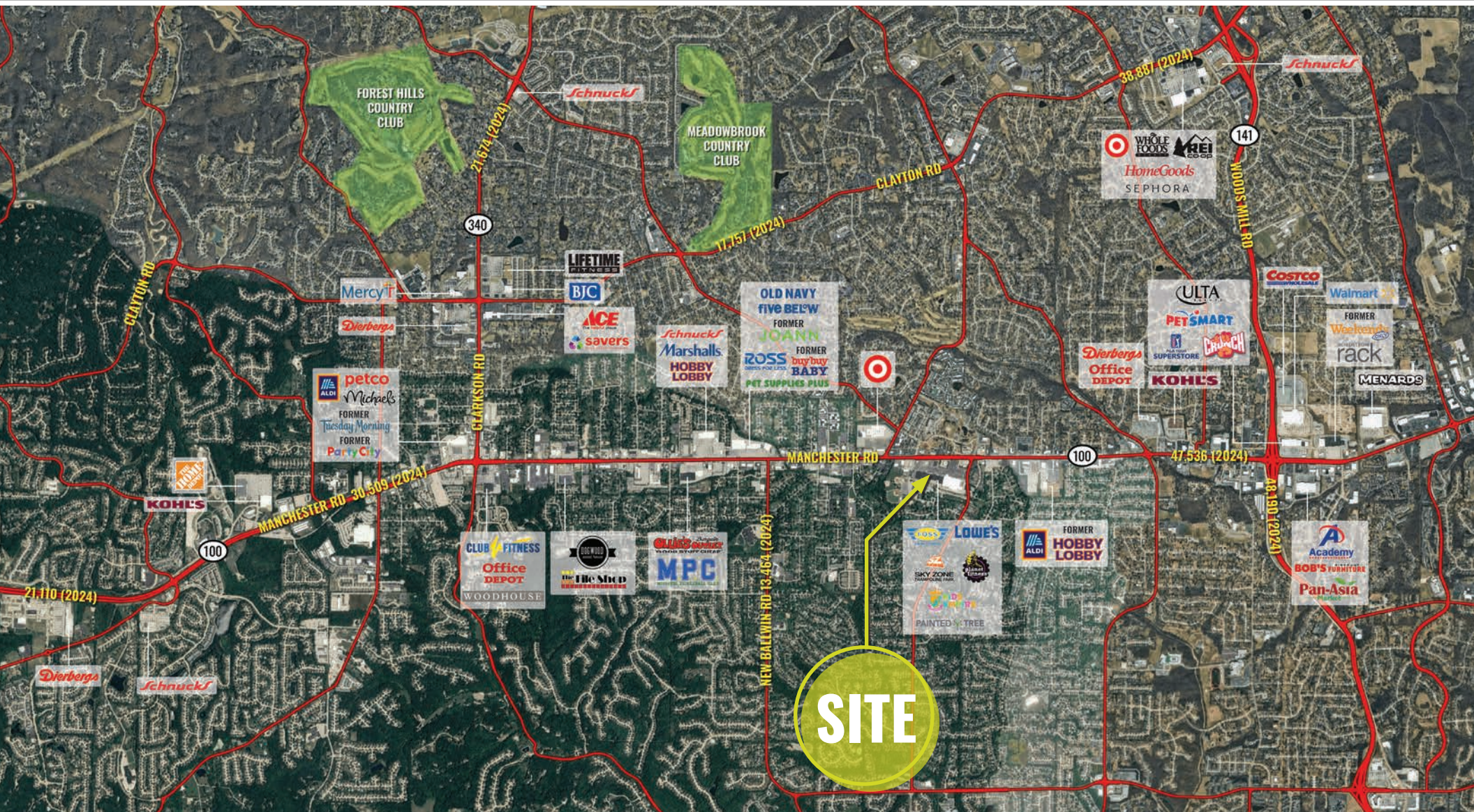
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