

OLDE TOWNE PLAZA

14900 MANCHESTER RD

BALLWIN, MO



AVAILABLE

Clarkson Eyecare

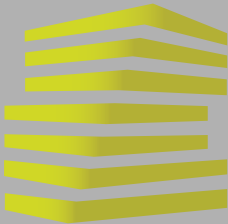
AVAILABLE

McALISTER'S
DELI

TAKE A
360°
VIRTUAL TOUR



LOCATION.
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OLDE TOWNE PLAZA

NEIGHBORHOOD VIBE

ALEX APTER

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314.488.5900 (MOBILE)
alex@LocationCRE.com

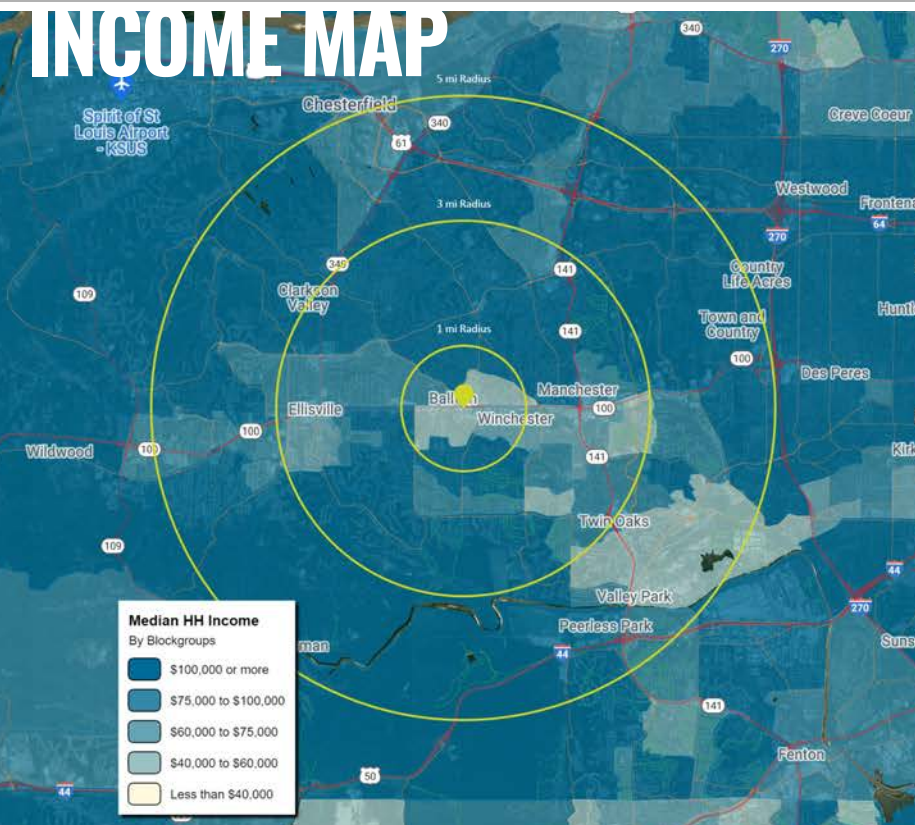
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IAN SILBERMAN

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INCOME MAP



Located in West St. Louis County, with a (3 mi radius) population of 82,982, is Ballwin, Missouri. Money magazine named Ballwin to its list of "Best Places to Live in America" in 2005, 2011 and 2013. In 2018, Ballwin was named as one of Missouri's 20 Safest Cities by SafeWise.com. Ballwin has a robust business district and a diversified economic base with no municipal property tax. Many specialty shops and large box stores co-exist in Ballwin, especially down the primary retail corridor in West St. Louis County, Manchester Rd.

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 - were named the country's Best High Schools by U.S. News & World Report (2015). In 2017, Ballwin again achieved KaBOOM's Playful City USA designation, one of only two Missouri cities earning that recognition. The region shares a strong interest in offering positive, family-oriented programs, maintaining quality education at all levels and building a safe, comfortable environment where residents can live and work.



ANNUAL DEMOGRAPHICS

POPULATION



1 MILE	3 MILES	5 MILES
10,434	83,063	164,476

HOUSEHOLDS

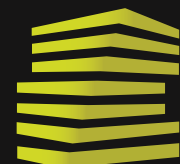


1 MILE	3 MILES	5 MILES
4,443	32,952	65,130

AVG HH INCOME



1 MILE	3 MILES	5 MILES
\$119,043	\$164,330	\$183,971



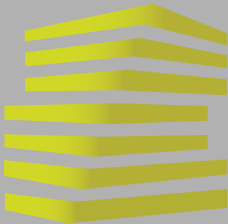
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SITE PLAN

ALEX APTER

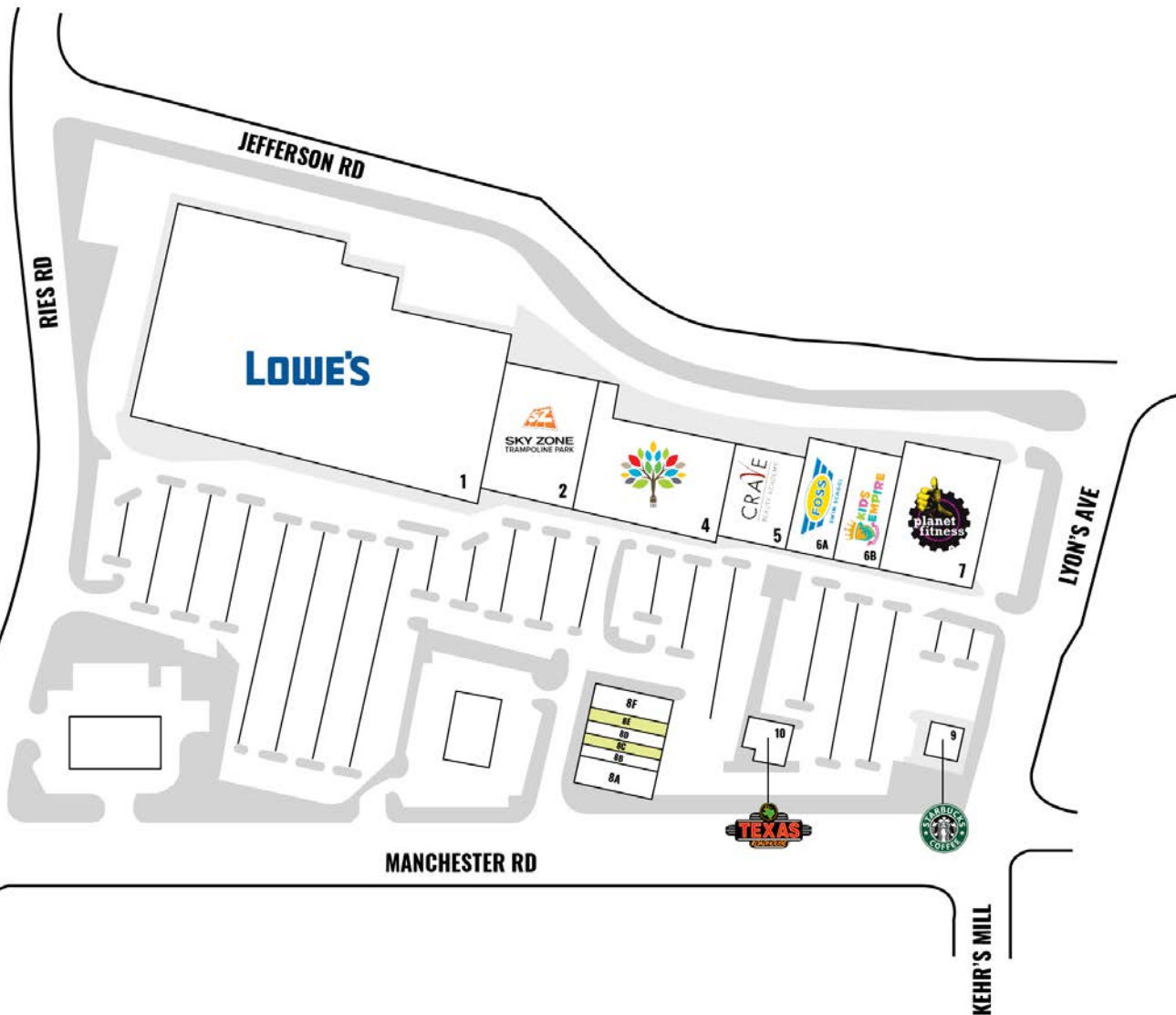
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Suite	Tenant	SF
1	Lowe's Home Improvement	135,197
2	Sky Zone Trampoline Park	31,000
4	Painted Tree Marketplace	33,500
5	Crave Beauty Academy	10,420
6A	Foss Swim School	10,000
6B	Kids Empire	15,000
7	Planet Fitness	30,000
8A	FedEx Office	3,825
8B	Sports Clips	1,700
8C	AVAILABLE	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 8C



SUITE 8E



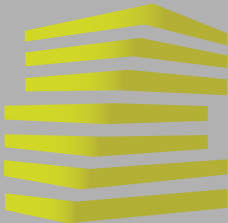
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REALTY
RESOURCES
MEMBER

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PHOTOS

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- **LOWE'S ANCHORED POWER CENTER ON MANCHESTER ROAD**
- **1,200 SF AND 1,700 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**

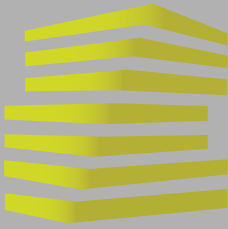


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MARKET AERIAL

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