

# 12805 MANCHESTER RD

DES PERES, MO



**LOCATION.**  
commercial real estate

TRADER JOE'S

Panera  
BREAD



23,244 (2023)

Manchester Rd

SENIOR LIVING | APARTMENTS

COURTYARD  
BY MARRIOTT

RESIDENCE INN  
BY MARRIOTT

197,898 (2023)

SPECTRUM

EDWARD JONES  
5,514 EMPLOYEES (2022)  
FORTUNE 500 #303 (2022)

25,771 (2023)

10,450 (2022)

N Ballas Rd

25,506 (2023)



2.3  
ACRES

Manchester Rd

scrubs  
beyond  
HEADQUARTERS

SHAKE SHACK

WEST  
COUNTY  
CENTER

Rosalitas

LODGE

270

JCPenney

DICK'S  
SPORTING GOODS

★ macy's BARNES & NOBLE

NORDSTROM



# 12805 MANCHESTER RD

## NEIGHBORHOOD VIBE

SCOTT BITNEY

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BILL SIEMS

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# INCOME MAP

### TRADE AREA OVERVIEW

Des Peres, Missouri, home to 8,373 residents. The nucleus of Des Peres is centered around the I-270/Manchester Road interchange. The opening of I-270 in 1965 marked the beginning of Des Peres' transition from an agriculturally based area to a modern day hub of commerce. Banks and shopping centers began to crop up, including West County Center which first opened in 1969 as one of the first regional shopping centers in the metropolitan area. Over time, its status was overshadowed by area malls. West County Center has always been extremely important to the financial stability of Des Peres; thus, the city made proactive efforts to revitalize the mall. It was closed in 2001 and rebuilt and reopened the following year. Anchored by Macy's, JC Penney, Nordstrom and Dick's Sporting Goods, it is now known as a premier shopping destination in the St. Louis area.

In the 1970s and 1980s, a wave of commercial growth began with large scale office developments. The Community Federal Building, which is now the Edward Jones Headquarters, was built, followed by substantial progress in additional office developments in the Manchester Road West corridor.

Since the early 2000s, Des Peres continues to grow and develop. After the reconstruction of Manchester Road in 2002, Des Peres Pointe Phases I and II were built, including retailers such as Trader Joes, Panera Bread and Noodles & Co. In 2009, a 75,000 square foot Schnucks was built near West County Center; in 2012, Dierbergs followed suit with a 75,000 square foot store about a mile down the road. As of 2013, approximately 255 businesses are located along Manchester Road in Des Peres.

Des Peres is home to six parks, the most notable of which is Des Peres Park. This 42.5 acre park is home to City Hall and numerous recreational activities, including a lake and trails. Des Peres Hospital is a 143-bed acute care community hospital serving the needs of the area since 1974. Des Peres is also home to Des Peres Cine 14.

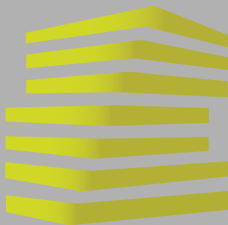
### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>6,373</b>	<b>58,024</b>	<b>162,751</b>
<b>HOUSEHOLDS</b>	<b>2,322</b>	<b>23,111</b>	<b>65,422</b>
<b>EMPLOYEES</b>	<b>13,381</b>	<b>39,523</b>	<b>142,874</b>
<b>MED HH INCOME</b>	<b>\$197,721</b>	<b>\$143,200</b>	<b>\$135,434</b>

### AREA RETAIL | RESTAURANTS



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## SITE PLAN

SCOTT BITNEY

BILL SIEMS

314.818.1550 (OFFICE)

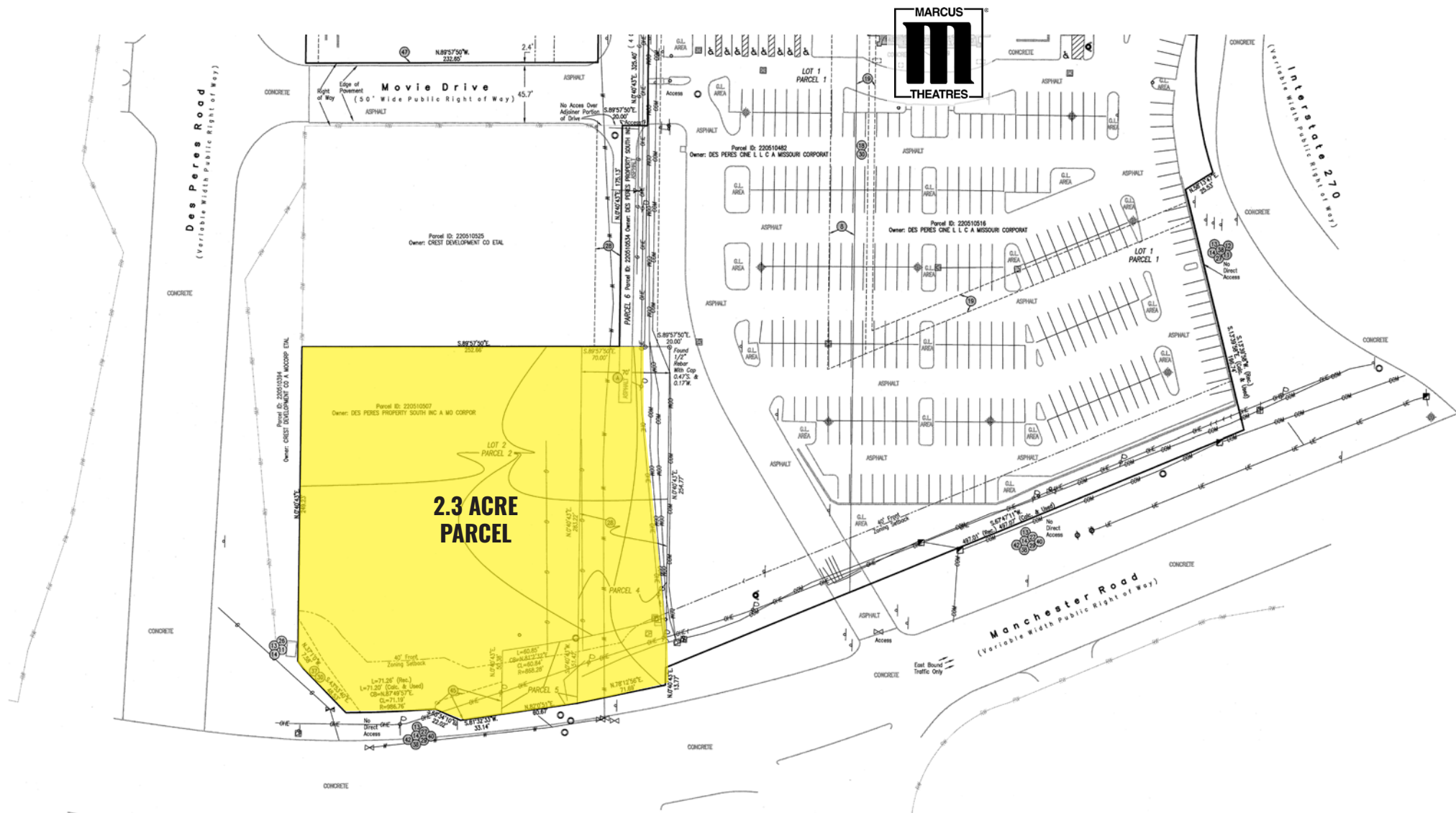
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