

FORMER WEEKENDS ONLY

14201 MANCHESTER RD

MANCHESTER, MO

141

25,675 (2024)

48,190 (2024)

141

COSTCO
WHOLESALE

Walmart

ULTA
PETSMART
PROPOSED PROPOSED
PULP & PAPER
SUPERSTORE CRUNCH

FORMER
Weekends
ONLY
NORDSTROM
rack



MANCHESTER RD

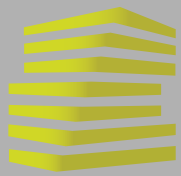
47,536 (2024)

40,045 (2024)

Academy
SPORTS+OUTDOORS
DISCOUNT
BOB'S FURNITURE
Pan-Asia
Market



LOCATION.
commercial real estate



14201 MANCHESTER RD

NEIGHBORHOOD VIBE

KEVIN SHAPIRO
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TRADE AREA OVERVIEW

MANCHESTER IS A WELL-ESTABLISHED SUBURB IN WEST ST. LOUIS COUNTY, LOCATED ABOUT 20 MILES WEST OF DOWNTOWN. POSITIONED ALONG THE BUSY MANCHESTER ROAD (ROUTE 100) CORRIDOR, THE CITY SERVES AS A KEY RETAIL AND SERVICE HUB FOR SURROUNDING COMMUNITIES, OFFERING A MIX OF NATIONAL BRANDS, LOCAL BUSINESSES, AND DINING OPTIONS. ITS STRONG RESIDENTIAL BASE, CENTRAL LOCATION, AND EXCELLENT ACCESSIBILITY MAKE MANCHESTER A CONSISTENT DRAW FOR SHOPPERS AND BUSINESSES ALIKE.

COMMERCIAL ACTIVITY CENTERS ON MANCHESTER ROAD, ONE OF THE HIGHEST-TRAFFICKED EAST-WEST ROUTES IN THE REGION, CONNECTING THE CITY TO BALLWIN, ELLISVILLE, DES PERES, AND I-270. MAJOR EMPLOYERS INCLUDE THE PARKWAY SCHOOL DISTRICT, AREA HEALTHCARE PROVIDERS, FINANCIAL INSTITUTIONS, AND PROFESSIONAL SERVICES, WITH ADDITIONAL ECONOMIC SUPPORT FROM NEARBY WEST COUNTY EMPLOYMENT CENTERS.

MANCHESTER ALSO OFFERS QUALITY SCHOOLS, PARKS, AND COMMUNITY AMENITIES, INCLUDING PAUL A. SCHROEDER PARK, WHICH HOSTS SEASONAL EVENTS AND FESTIVALS. WITH STEADY POPULATION DENSITY, HIGH HOUSEHOLD INCOMES, AND A STRATEGIC RETAIL CORRIDOR, MANCHESTER PROVIDES A STABLE, ATTRACTIVE TRADE AREA FOR RETAIL, DINING, AND SERVICE INVESTMENT.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	8,311	75,604	161,965
HOUSEHOLDS	3,317	31,147	64,579
EMPLOYEES	5,866	27,659	98,728
MED HH INCOME	\$111,975	\$124,576	\$138,430

AREA RETAIL | RESTAURANTS

Walmart

COSTCO
WHOLESALE

sam's club.

Academy

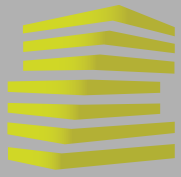
MENARDS

PETSMART

BOB'S FURNITURE

Dierbergs

ASHLEY



14201 MANCHESTER RD

ZOOM AERIAL & DETAILS

KEVIN SHAPIRO

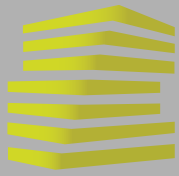
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- LOCATED AT THE NORTHWEST QUADRANT OF MANCHESTER RD AND MO HWY 141
- THE SITE IS BETWEEN COSTCO & WALMART ANCHORED POWER CENTER AND MENARDS.
- UP TO 115,000 SF FOR LEASE (DIVISIBLE TO 30,000 SF +/-).
- LARGE LOADING DOCK AREA
- POTENTIAL OUTPARCEL AVAILABLE ALONG MANCHESTER RD
- SIGNALIZED ACCESS
- PYLON SIGNAGE AVAILABLE
- CONTACT BROKER FOR ADDITIONAL INFORMATION



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MARKET AERIAL

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