

MANCHESTER MEADOWS

13901 MANCHESTER RD

TOWN + COUNTRY, MD



HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

at home
The Home Decor Superstore



salons by **jc**

FRESH THYME
MARKET

VCF VALUE CITY
FURNITURE

big river
RUNNING
company

verizon

Total Wine
& MORE

savers
SHOP. REUSE. REIMAGINE.

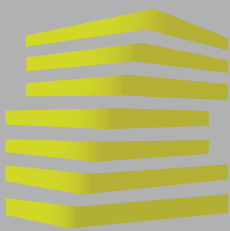
TOTAL ACCESS
URGENT CARE

Manchester Rd.

39,787 (2023)



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MANCHESTER MEADOWS

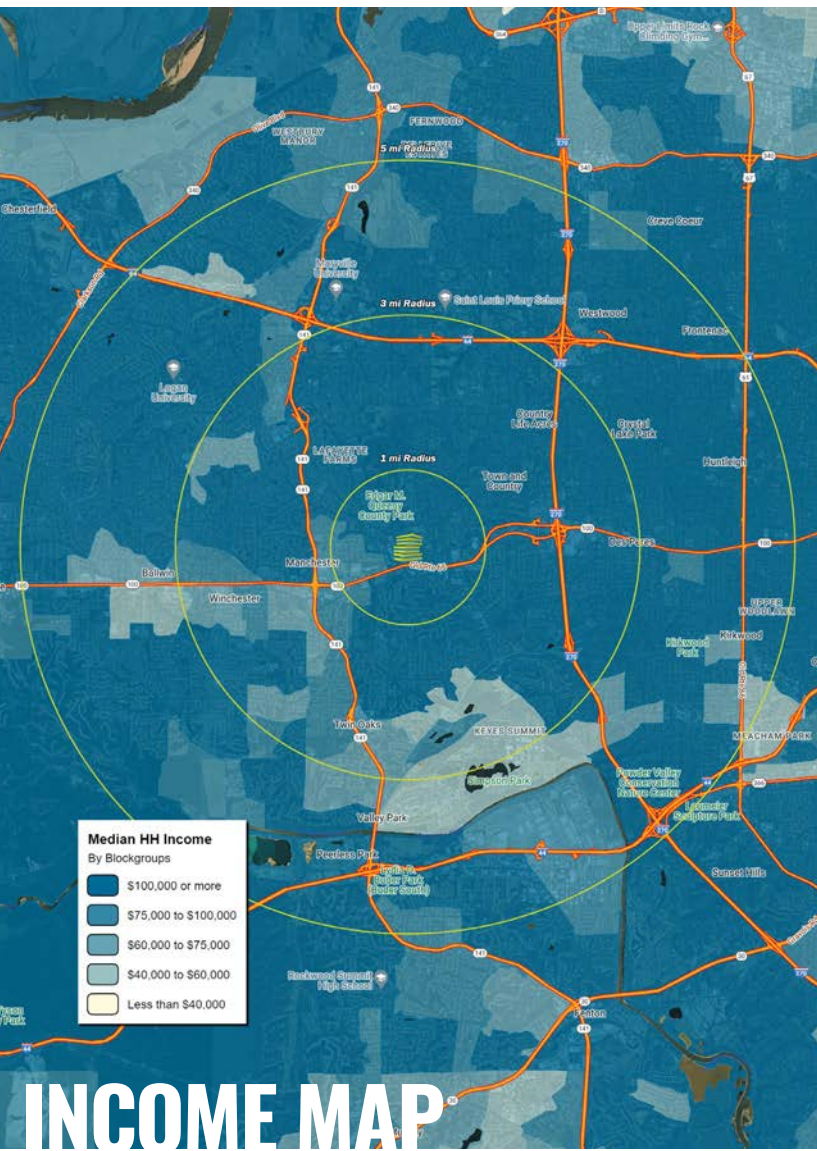
NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)
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TRADE AREA OVERVIEW

Town & Country, in West St. Louis County, has the highest median income of any city in Missouri with a population over 10,000 and one of the highest median incomes in the United States. Town & Country was ranked the #1 Safest Place in Missouri by movoto.com and is home to the headquarters of a variety of companies.

Bellerive Country Club has been located in Town & Country since 1960, previously hosting the U.S. Open, Mid-Amateur Championship, PGA Championship, U.S. Senior Open, BMW Championship and Senior PGA Championship. The site is tapped to host the 100th PGA Championship in August 2018. Also located in Town & Country is Missouri Baptist Medical Center, part of BJC Healthcare and a 489-bed acute care hospital. Missouri Baptist offers world class care for cardiac, cancer, orthopedic, gastrointestinal and women's health services. The hospital is listed as one of the Best Regional Hospitals by U.S. News & World Report, and was named among the nation's 100 Top Hospitals by Thomson Reuters in 2009, 2010 and 2011.

Maryville University is a private coed university located in Town & Country with an enrollment of over 5,000 and offers more than 75 degrees at the undergraduate, masters and doctoral levels. In 2012, Maryville was named the #1 Overperforming University in the Nation by U.S. News & World Report. Town & Country is home to a plethora of private high schools including Principia, Visitation Academy, Christian Brothers College (CBC) and Westminster Christian Academy. Students attending public school are served by the Parkway, Rockwood, Kirkwood and Ladue School Districts.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	4,692	64,767	168,758
HOUSEHOLDS	1,825	25,925	67,333
EMPLOYEES	5,225	39,408	105,001
MED HH INCOME	\$138,562	\$128,942	\$130,858

AREA RETAIL | RESTAURANTS

Total Wine & MORE



DSW

at home
The Home Décor Superstore

FRESH THYME MARKET

Walgreens

CRAZY BOWLS & WRAPS

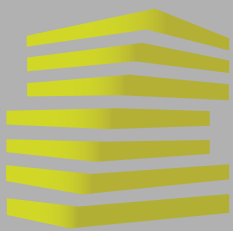


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SITE PLAN

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Suite	Tenant	SF
1	Big River Running	4,500
2	Value City Furniture	40,500
3	Fresh Thyme Farmers Market	27,438
4	Porto's Peri Peri Chicken	3,000
5	Salons by JC	6,570
7	Signature Kitchen & Bath	2,123
8	Cobbestone Quality Shoe	1,400
9	Kumon	1,400
10-13	Dogtopia	5,600
14	Home Depot	111,175
15	Show Me Granite	3,000
16	Harbor Freight Tools	15,000
17	At Home	102,973
17B	Amp Up Action Park	50,888
18	Total Wine & More	23,920
19	M&M Dance Academy	3,000
20	Celebrating Life Cakes	2,500
21	Xtreme Tan	2,450
22	Savers	34,917
23	Total Access Urgent Care	7,288
24	Verizon Wireless	3,412

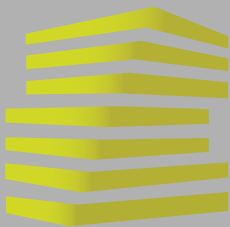


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PHOTOS

ALEX APTER

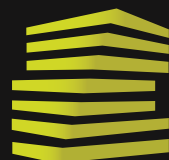
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- JOIN HOME DEPOT, AT HOME, FRESH THYME MARKET, TOTAL WINE, VALUE CITY FURNITURE, AND AMP UP ACTION PARK
- 34,917 SF JUNIOR BOX END CAP AVAILABLE
- OVER 45,000 VPD ON MANCHESTER ROAD
- CENTRALLY LOCATED IN AND SURROUNDED BY A DENSE RESIDENTIAL POPULATION WITH AN AFFLUENT CUSTOMER
- CALL FOR PRICING



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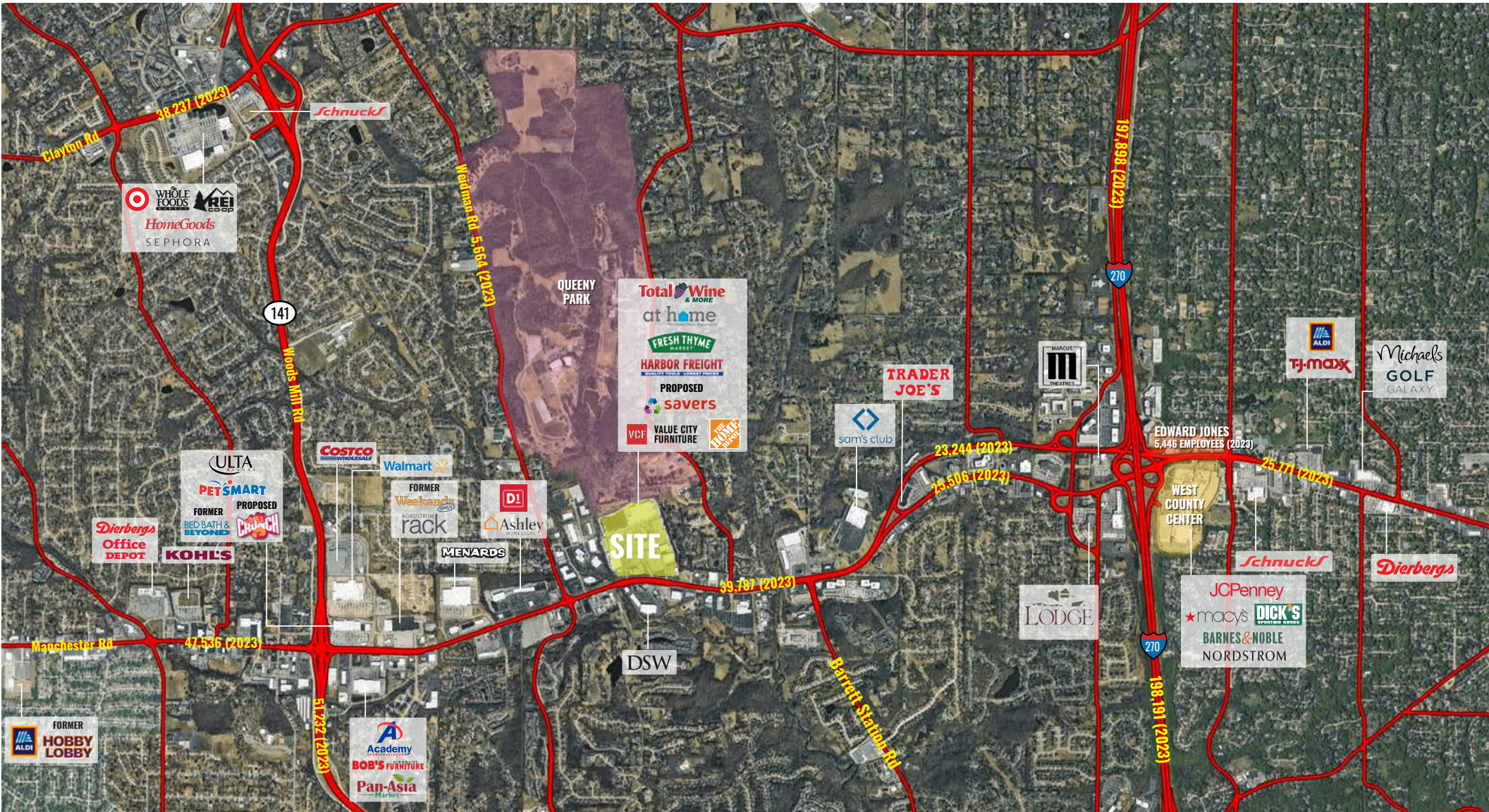
MARKET AERIAL

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