

MANCHESTER MEADOWS

13901 MANCHESTER RD

TOWN + COUNTRY, MD



34,917 SF
AVAILABLE

Manchester Rd.

39,161 (2022)



LOCATION.
commercial real estate



MANCHESTER MEADOWS

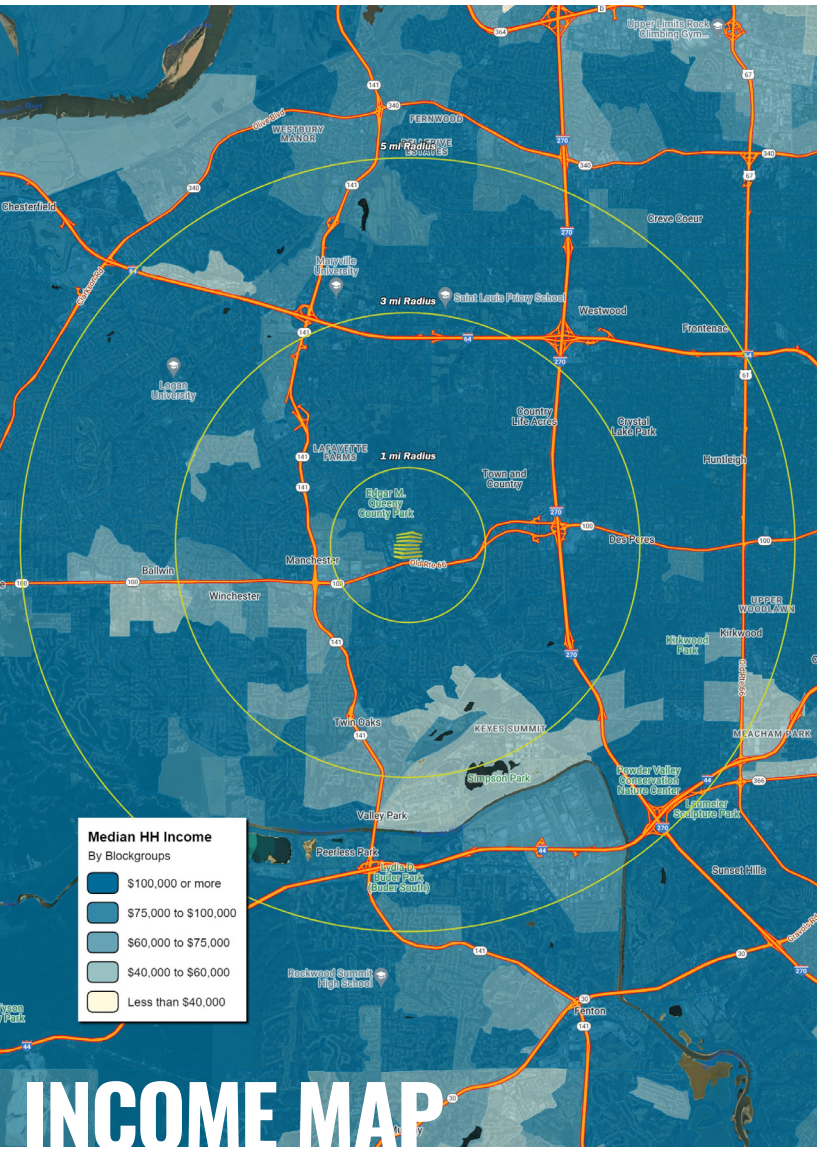
NEIGHBORHOOD VIBE

ALEX APTER

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

SCOTT BITNEY

314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@LocationCRE.com



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

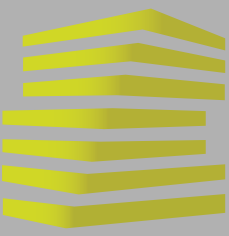


DUNKIN'



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



MANCHESTER MEADOWS

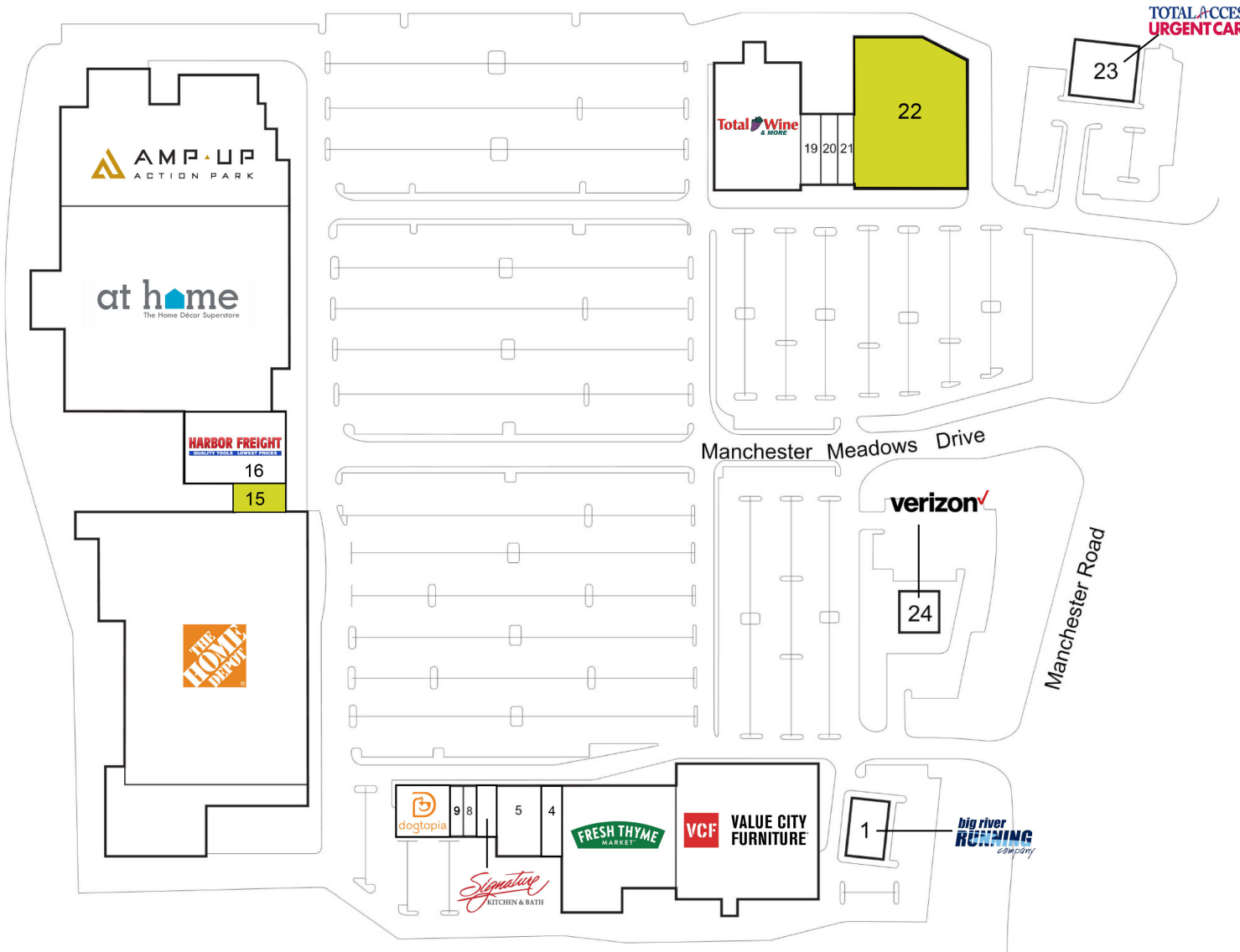
SITE PLAN

ALEX APTER

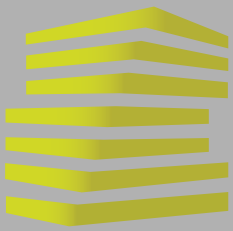
314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@LocationCRE.com



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	Cobblestone Quality Shoe	1,400
9	Kumon	1,400
10-13	Dogtopia	5,600
14	Home Depot	111,175
15	AVAILABLE	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	AVAILABLE	34,917
23	Total Access Urgent Care	7,288
24	Verizon Wireless	3,412



MANCHESTER MEADOWS

PHOTOS

ALEX APTER

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

SCOTT BITNEY

314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@LocationCRE.com



- 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
- 3,000 SF SMALL SHOP 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



LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

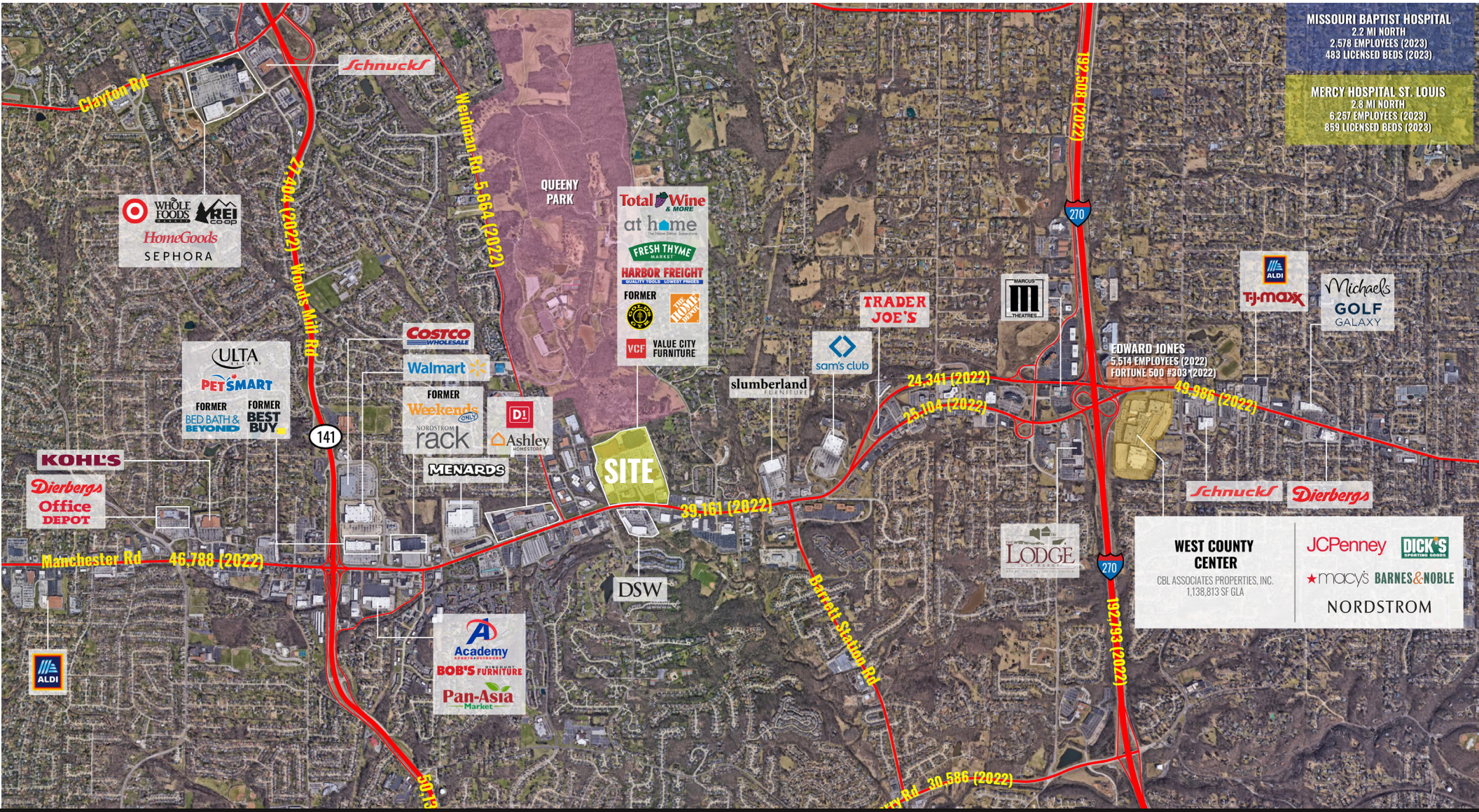


MANCHESTER MEADOWS

MARKET AERIAL

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

SCOTT BITNEY
314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@LocationCRE.com



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.