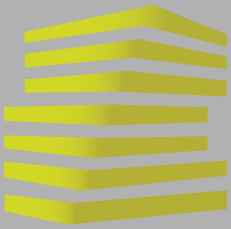




16590 MANCHESTER ROAD

2,349 SF FORMER JACK IN THE BOX AVAILABLE, LOCATED ON OUTPARCEL
OF SCHNUCKS ANCHORED SHOPPING CENTER IN WILDWOOD, MO.



16590 MANCHESTER ROAD

MARKET OVERVIEW

KEVIN SHAPIRO

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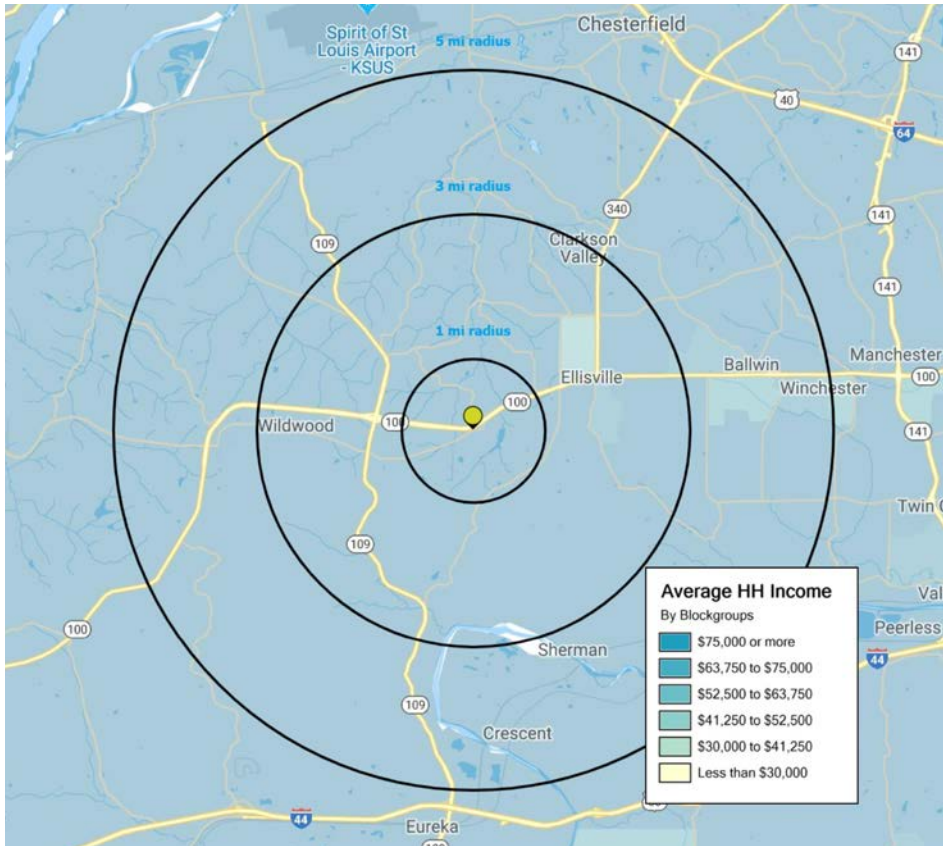
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Wildwood, Missouri is an affluent suburb of 68 square miles featuring beautiful panoramic views and scenery. Nestled in the foothills of the Ozark Mountains, Wildwood blends a touch of city and country living. Wildwood is home to Rockwoods Reservation and Babler State Park, and is situated near Six Flags St. Louis and Hidden Valley Ski Resort. Wildwood's goal is "planning tomorrow today." The city created a planning process for all aspects of its government to ensure that its assets would be retained, so that future growth, development and improvements would be preserved with the unique character of the community.

Wildwood ranked #2 on the 2017 NICHE.com list of "Best Places to Raise a Family in Missouri", and #4 on their "Best Places to Live in Missouri" list. Wildwood is a growing community with exceptional green space, located in the western region of St. Louis County, Missouri. The City's Town Center is a master-planned vision with New Urbanist retail and office space that attracts some of the most affluent residents and tourists in the region.

Wildwood is served by Rockwood School District, St. Louis County's largest school district. Rockwood School District is AAA-rated by Standard & Poor, and ranked #4 by NICHE.com for "Best School District in Missouri."

2020 DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MILE	3 MILES	5 MILES
				11,422	42,385	97,562
				4,315	15,908	37,139
				\$144,602	\$159,469	\$161,826

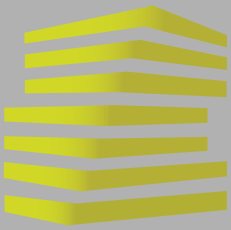


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16590 MANCHESTER ROAD

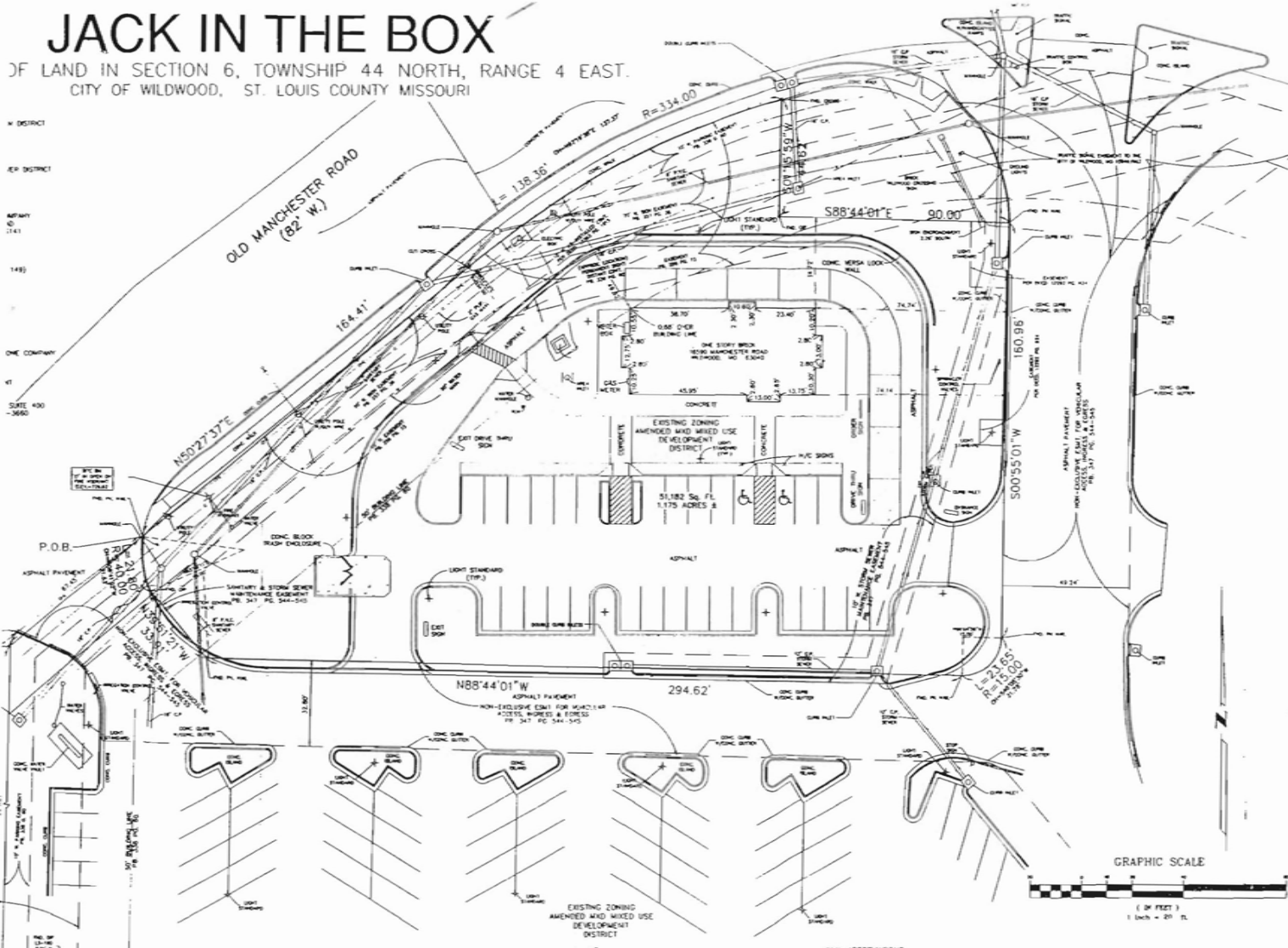
SITE PLAN + INFORMATION

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JACK IN THE BOX

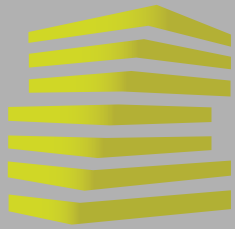
OF LAND IN SECTION 6, TOWNSHIP 44 NORTH, RANGE 4 EAST.
CITY OF WILDWOOD, ST. LOUIS COUNTY MISSOURI



- 2,349 SF FORMER JACK IN THE BOX AVAILABLE, LOCATED ON OUTPARCEL OF SCHNUCK'S ANCHORED SHOPPING CENTER IN WILDWOOD CROSSING
- LOCATED OFF MANCHESTER ROAD (35,897 VPD)
- ALL FURNITURE, FIXTURES, AND RESTAURANT EQUIPMENT TO REMAIN
- FOR SALE AND FOR LEASE
- SALE PRICE: \$695,000; LEASE RATE: \$6,000/MONTH + NNN'S



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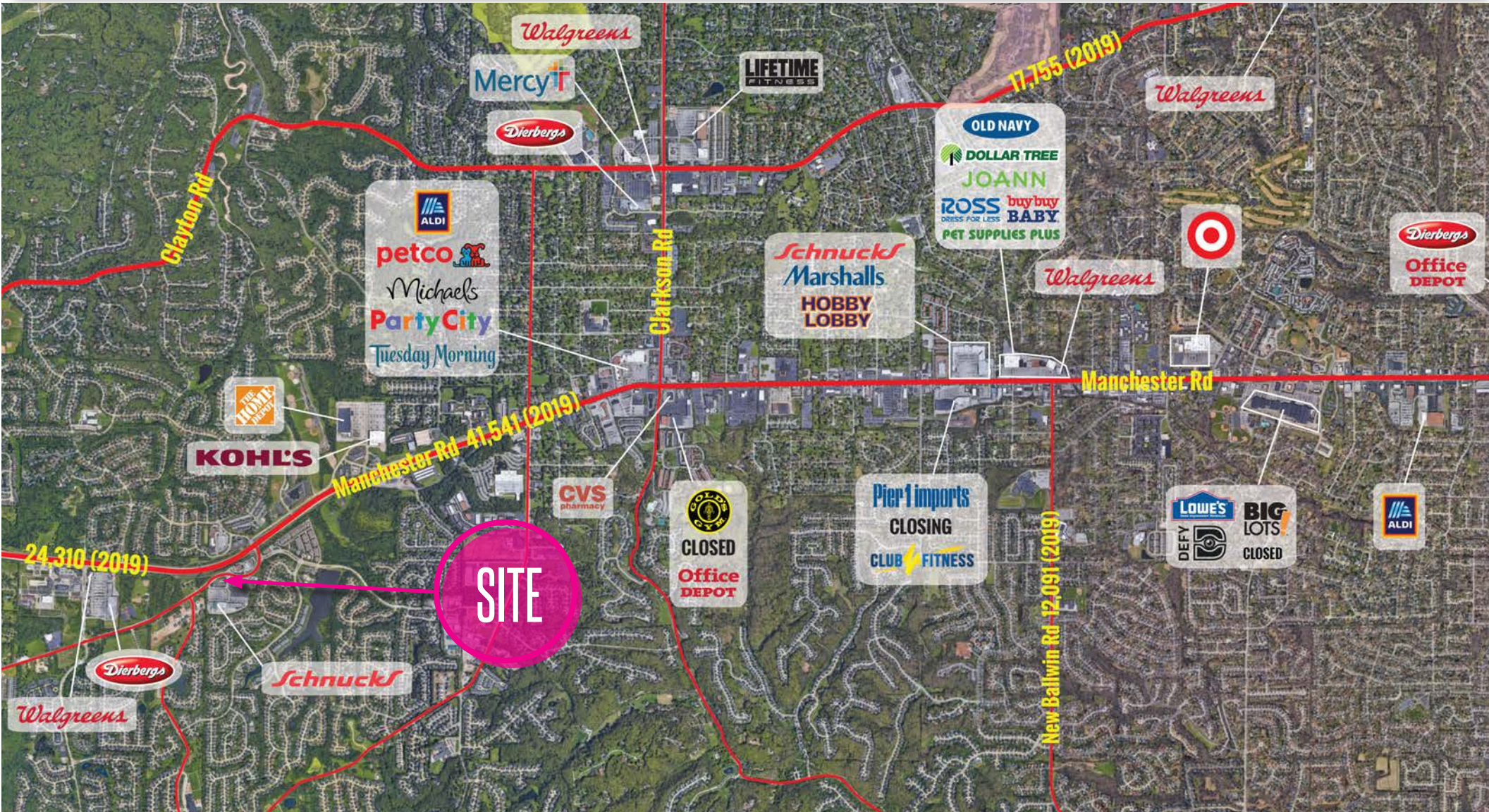
16590 MANCHESTER ROAD
 MARKET AERIAL

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