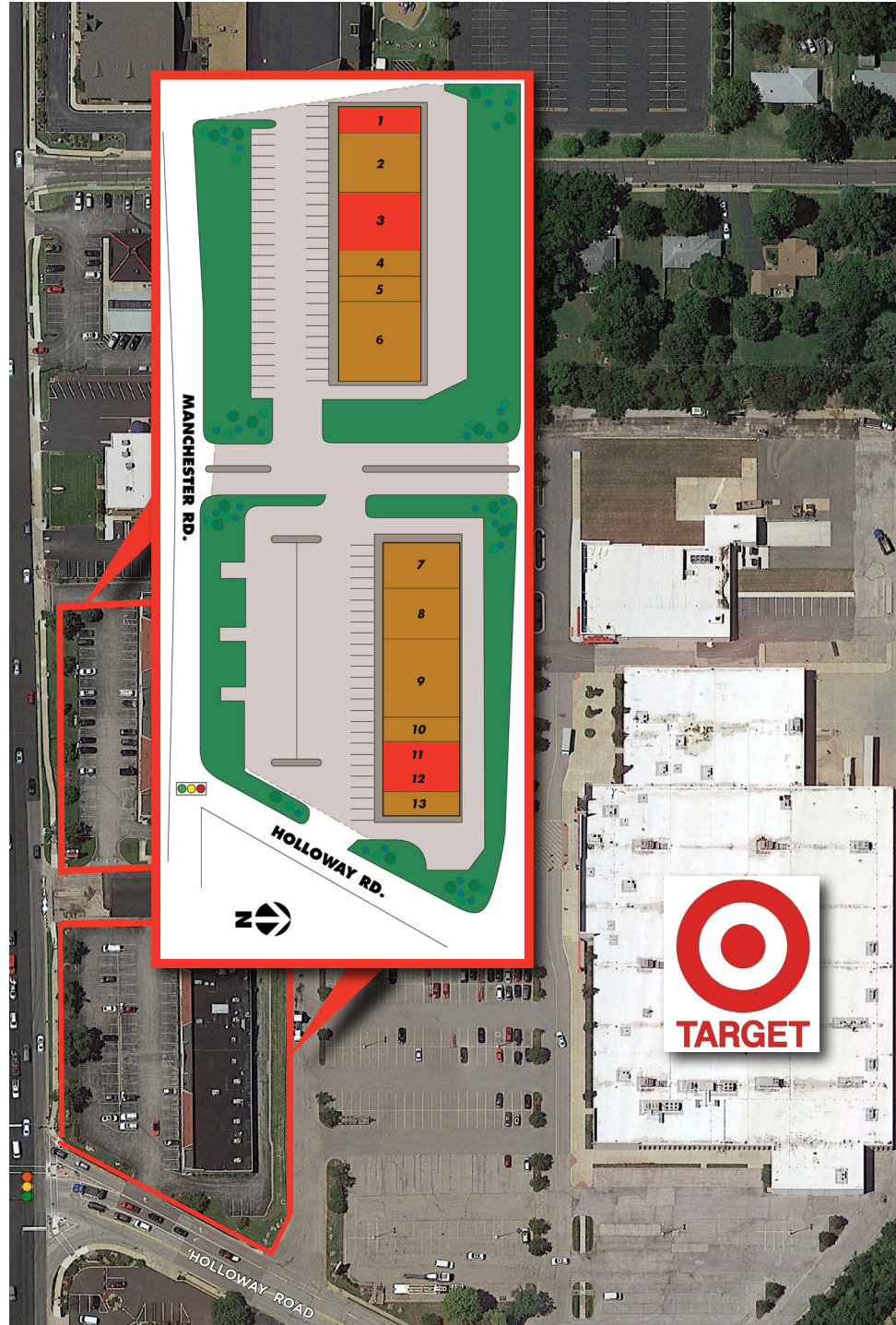


# BALLWIN VILLAGE

## TENANT INDEX

SUITE	TENANT	SQ.FT.
1	<b>AVAILABLE</b>	<b>1,360</b>
2	Smoke N Fire	3,146
3	<b>AVAILABLE</b>	<b>3,457</b>
4	Cricket Wireless	1,320
5	Nail Fashions	1,309
6	Mattress Direct	4,012
7	Oberweis	2,493
8	Kabuki Sushi & Thai	2,176
9	Brain Balance	3,680
10	The UPS Store	1,200
11	<b>AVAILABLE</b>	<b>1,207</b>
12	<b>AVAILABLE</b>	<b>1,200</b>
13	Aqueous Vapor	1,319



# BALLWIN VILLAGE

BALLWIN, MISSOURI

**SANSONE**  
group

1,360 SF End Cap and up to 3,457 SF Available

**NEW, UPGRADED SHOPPING CENTER FACADE!**



## PROPERTY FEATURES

- Target shadow-anchored center
- Frontage on Manchester Road, a major retail hub in West St. Louis County
- Ample parking
- High visibility at corner traffic light
- The Ballwin retail corridor is consistently one of the strongest retail trade areas in the St. Louis area
- Traffic Counts:  
39,259 VPD on Manchester Road  
32,140 VPD on Clayton Road



NWC MANCHESTER RD & HOLLOWAY RD  
15001-15021 & 15037-15057 Manchester Rd  
Ballwin, Missouri 63011

## Area Demographics



Radius	Population	Households	Income
1 mile	10,462	4,347	\$100,873
3 miles	83,147	32,388	\$133,234
5 miles	162,557	63,545	\$144,450

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