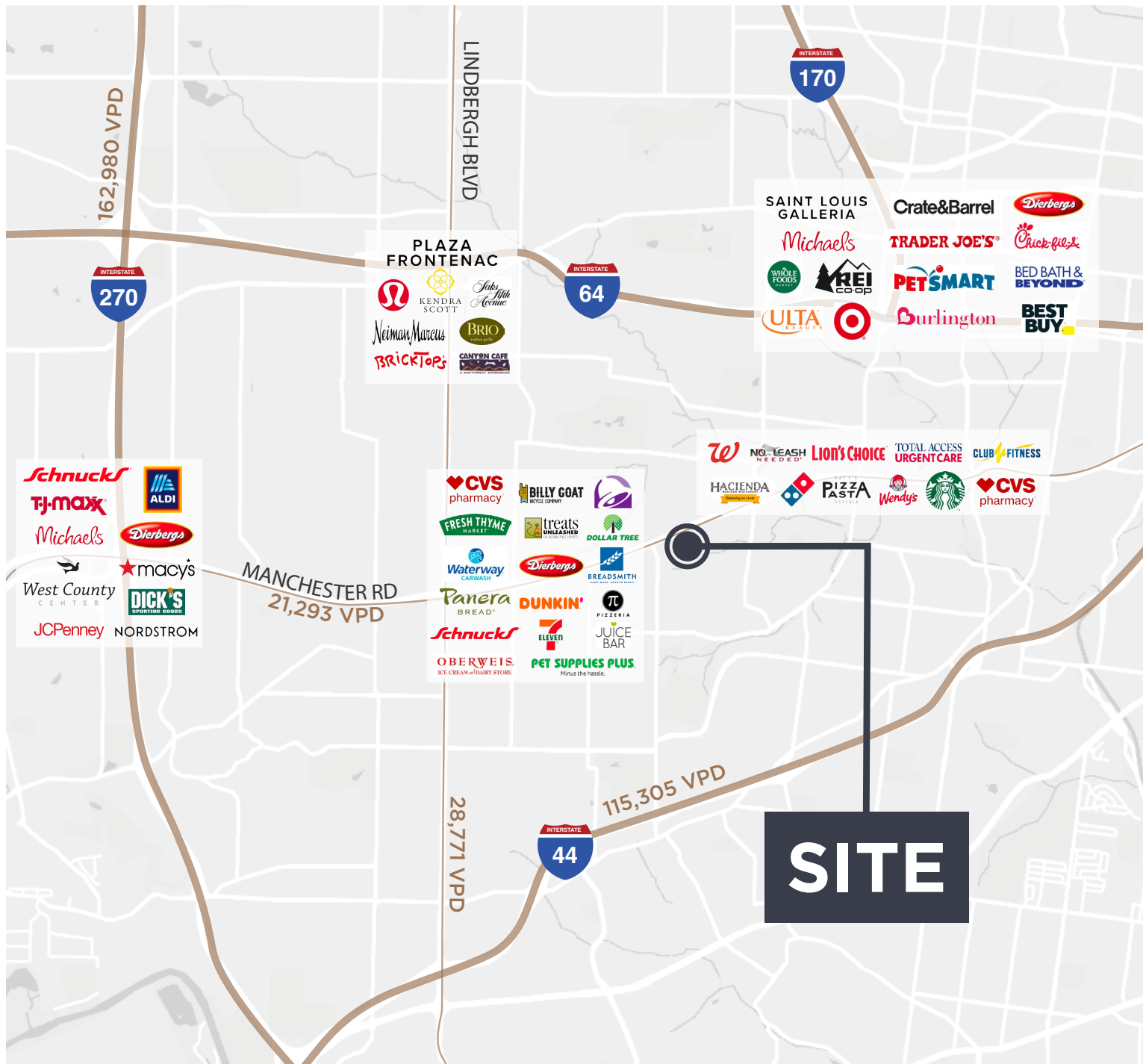


# ROCK HILL CENTER



**SITE**

For more information, contact:

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**SANSONE**  
group

**314-727-6664**  
www.sansonegroup.com



The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

# FOR LEASE

ROCK HILL CENTER

**SANSONE**  
group

Up to 2,475 SF Available



**Rock Hill Center** // 9814-9834 Manchester Rd • St. Louis, MO 63119

## Property Highlights

- Rare availability in Multi-Tenant strip center with prime frontage on Manchester Rd
- Long Time Tenants Include: Himilayan Hut, St. Louis Wing Co, Subway, A'mis, Just Nails, Train Town, and Liberty Tax Service.
- 67 Parking Spaces
- Traffic Counts:  
21,293 VPD on Manchester Rd

## Area Demographics

	Population	Households	Average HHI
<b>1</b> mile	10,510	4,261	\$134,936
<b>3</b> miles	83,938	36,153	\$140,258
<b>5</b> miles	251,488	110,286	\$126,780

314-727-6664 • www.sansonegroup.com • 120 S. Central, Suite 500 | St. Louis, Missouri 63105



## TENANT INDEX

BAY	TENANT	SF
9814	Himalayan Hut	3,000
9816	St. Louis Wing Company,	1,950
9820	Subway	975
<b>9820A</b>	<b>AVAILABLE</b>	<b>2,475</b>
9824-9826	Ami's of Rock Hill, Inc	2,475
9826A	Title Lenders, Inc	1,007
9828	Just Nails	990
9830	Jordan Alan's Barber Shop	965
9832	Train Town, LLC	1,050
9834-9836	Liberty Tax	1,905

