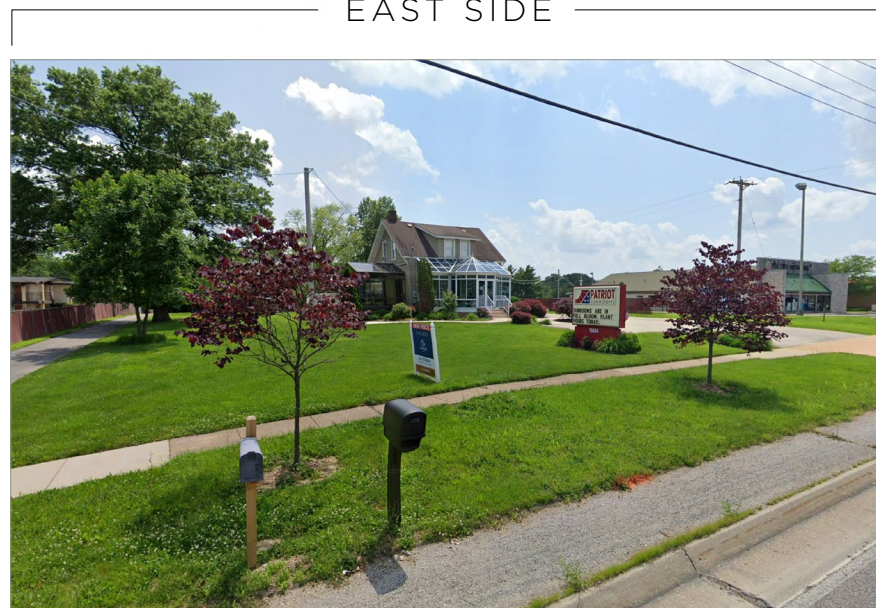
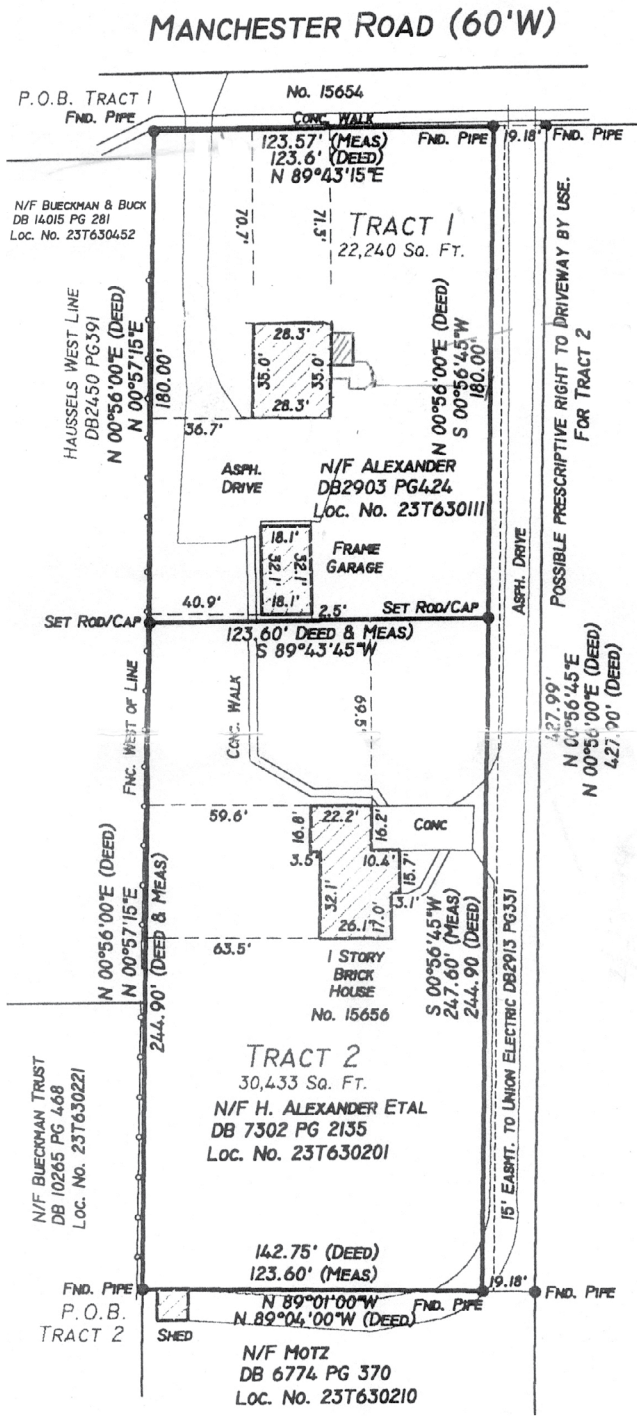


15654 - 15656 MANCHESTER RD., ELLISVILLE, MO 63011

FOR SALE/LEASE WEST COUNTY

SANSONE group

NEW PRICE: 1.21 Acres Available in Ellisville, MO



3% COMMISSION + \$5K AMEX GIFT CARD TO SELLING BROKER
* SALE/LEASE SIGNED BY 12.30.20



Manchester Road & Mar-El Court // 15654 -15656 Manchester Rd • Ellisville, MO 63011

Development Highlights

- Unique 1.21 acre parcel in West St. Louis County/Ellisville
- Approximately 123' of frontage on Manchester Road
- Existing building approximately 1,000 SF
- 1/2 mile East of Clarkson Road/Manchester Road interchange
- 30,302 vehicles per day on Manchester Rd.
- Heavy retail corridor
- Directions: West on Manchester Road to Ellisville, south side of the street



Area Demographics

	Population	Households	Avg HH Income
1 mile	9,805	3,755	\$114,177
3 miles	73,978	27,486	\$137,777
5 miles	150,381	57,349	\$140,042

FOR MORE INFORMATION PLEASE CONTACT:
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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.

