



## BALLWIN VILLAGE

15001-15021 & 15037-15057 | Manchester Rd., Ballwin, MO 63011

### PROPERTY HIGHLIGHTS

- Target shadow-anchored center
- Outstanding visibility with multiple points of ingress & egress on Manchester Rd.
- Shopping Center Façade was updated in 2019
- Signalized access
- Traffic Counts along Manchester Rd. are 38,000 +/- AADT

### AREA RETAILERS



# FOR LEASE

## DEMOGRAPHICS

	1 Mi.	3 Mi.	5 Mi.
Population	10,148	83,632	164,648
Med. HH Income	\$84,247	\$102,136	\$109,454
# of Households	4,297	32,757	64,753

### FOR MORE INFO CONTACT:

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224-808-1766

WM. BOUDOURES CO.

8029 Clayton Road

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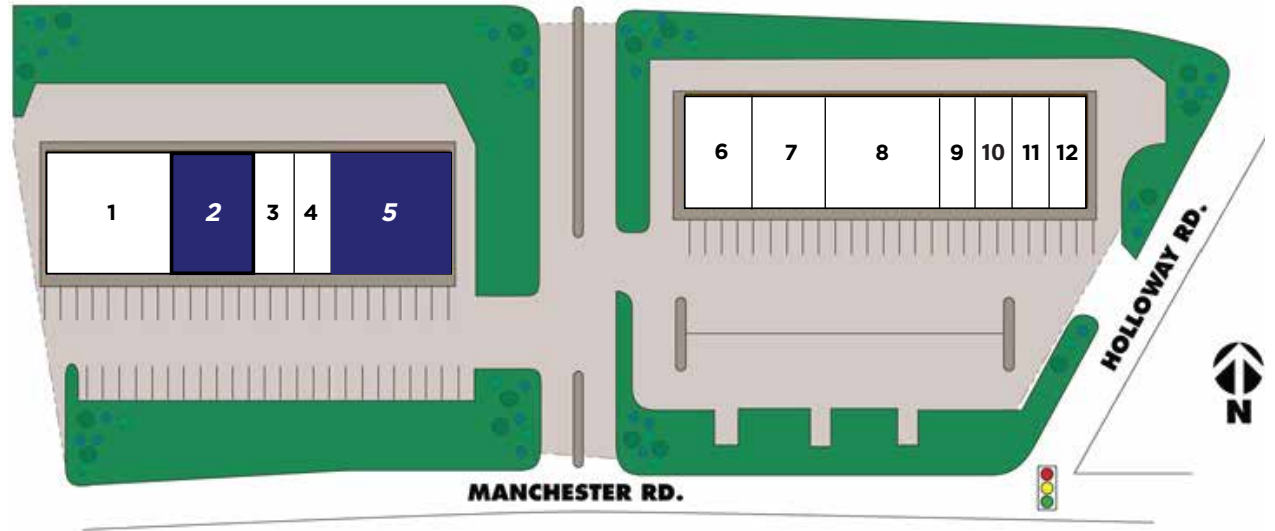
314-725-1997

www.boudoures.com



# SITE PLAN

SUITE	TENANT	SF
1	St. Louis Home Fires	4,506
<b>2</b>	<b>AVAILABLE</b>	<b>3,457</b>
3	Cricket Wireless	1,320
4	Nail Fashions	1,309
<b>5</b>	<b>AVAILABLE</b>	<b>4,012</b>
6	Oberweis	2,493
7	Kabuki Sushi & Thai	2,176
8	Brain Balance	3,680
9	The UPS Store	1,200
10	Jersey Mike's Subs	1,200
11	Marco's Pizza	1,207
12	Aqueous Vapor	1,319





# AERIAL

