

RETAIL/OFFICE/ | **FOR LEASE**
MULTI-USE



14615 Manchester Road Manchester, MO 63011

Joi Niedner - 314.304.4900
joi@mckelveyproperties.com

LANDLORD OFFERING FREE RENT!



1,125-1,500 SF AVAILABLE FOR LEASE



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14615 Manchester Road
Manchester, MO 63011



McKELVEY
PROPERTIES
building relationships . creating wealth



Lower Level: \$11.00/SF +NNN
Front Level: \$14.00/SF +NNN

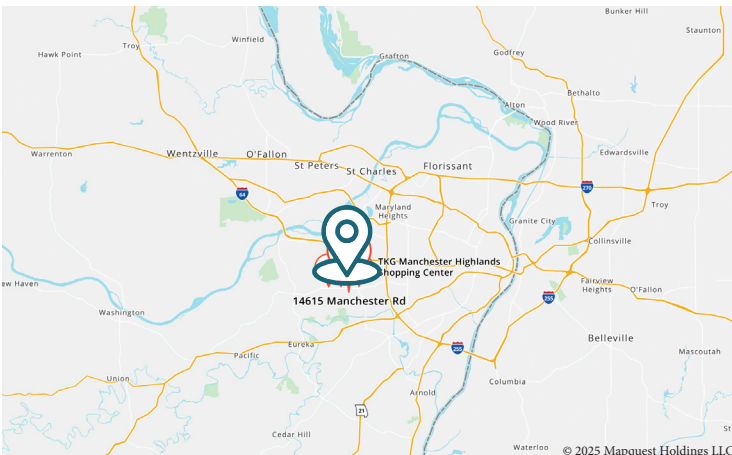
Join Tenants with Outstanding exposure
and visibility on Manchester Road.

New Concrete sidewalks and
exterior improvements.

Affordable rates, Landlord to provide
move in free rent incentive.

Budget friendly suites on the lower
level with plenty of parking.

LOWER LEVEL: \$11.00/SF +NNN
FRONT LEVEL: \$14.00/SF +NNN



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MP

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
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SITE PLAN

***TOP FLOOR FULLY LEASED**

**FIRST
FLOOR**

★ Suite 204 ★ AVAILABLE 1,125 SF	Suite 203 BLF Law	Suite 202 Elite Watch	Suite 201 Richard Taylor	Elevators
★ Suite 104 ★ AVAILABLE 1,500 SF	Suite 103 Olive You Aesthetics	Suite 102 Bowood Lane Jewelry	Suite 101 Josie's Studio Salon	

**LOWER
LEVEL**

Suite L-01 Sharon Kuhn Music	Suite L-02 Preston Pipe Publishing	★ Suite L-03 ★ AVAILABLE 1,125 SF	★ Suite L-04 ★ AVAILABLE 1,125 SF
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AVAILABLE SUITE DETAILS

Suite 104:

- 1,125 SF
- 5 rooms
- window-lined
- large reception area
- \$14.00/SF + NNN

Suite 204:

- 1,500 SF
- finished space
- \$14.00/SF + NNN

Suite L-03:

- 1,125 SF
- 4 rooms
- \$11.00/SF + NNN

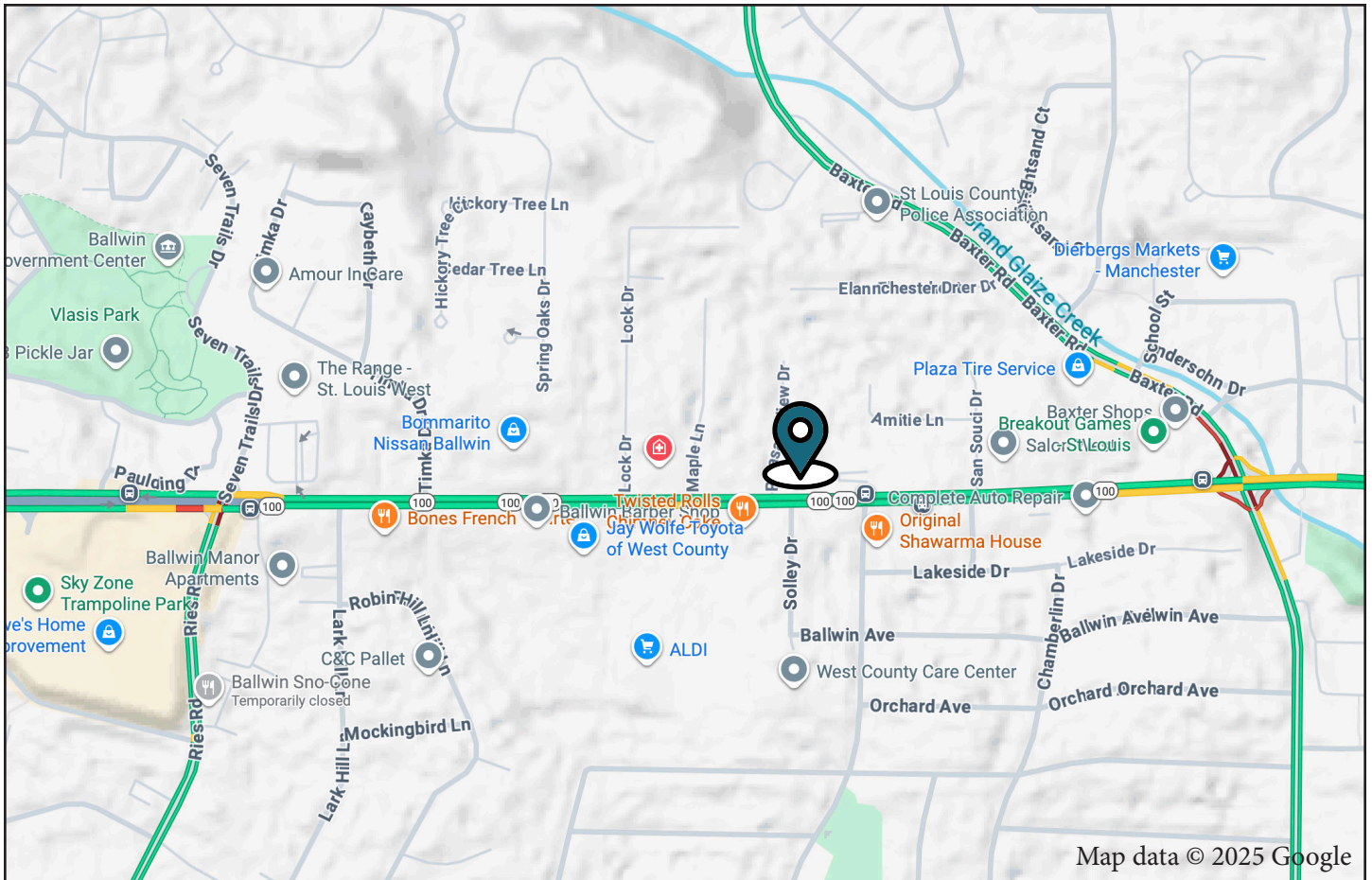
Suite L-04:

- 1,125 SF
- 3 rooms
- \$11.00/SF + NNN

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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	JOIN EXISTING TENANTS:
Building Size: 13,610 SF Easy access. Open parking	This space would suit a wide variety of needs for retail or office use like tax offices or a boutique store. The spaces could suit a multi-room tenant like a chiropractor or doctor's office.	17,445 VPD!	BLF Law Elite Watch Co. Richard Taylor DD's GLO Med Spa Bowood Lane Jewelry Josie's Studio Salon Sharon Kuhn Music

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,840	86,837	163,473
HOUSEHOLDS	3,958	34,843	64,616
AVERAGE HH INCOME	\$152,075	\$185,658	\$202,590

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