

FOR LEASE

RETAIL SPACE

Dickens Plaza
15240-15266 Manchester Rd.
Ballwin, MO 63011



AVAILABLE
1,728 SF

- Great Visibility
- Signalized Intersection at New Ballwin & Manchester Roads
- Join Papa John's Pizza, Advanced Auto Parts & Penn Station
- Great Signage Opportunity
- 39,000+ VPD on Manchester Rd.
- Lease Rate: \$16.50 PSF, NNN*
**Estimated \$5.07 PSF, NNN*



150 N. Meramec Ave., Suite 500 • St. Louis, Missouri 63105 • Tel: (314) 862-9400
www.GershmanCommercial.com

CONTACT:
Thomas Drier 314-746-1425
tdrier@gershmancommercial.com



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2018 Demographics

	Population Estimate	Number of Households	Average HH Income
1 Mile	10,453	4,283	\$89,711
3 Miles	78,269	29,658	\$127,230
5 Miles	162,481	62,860	\$135,311

Tenants:

15240	VACANT (1,728SF)
15242	Tower Loan
15244	Penn Station Subs
15246	The Vape Mall
15248	Unique Cleaners
15256	Advanced Auto Parts
15266	Papa John's Pizza

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