



**DIETRICH MEADOWS
SHOPPING CENTER**

**MANCHESTER ROAD
40,000 V.P.D.**

SCAN HERE!



EDDIE CHERRY

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**13924 MANCHESTER ROAD
BALLWIN, MO 63011
18,712 S.F. | JR. ANCHOR OPPORTUNITY**

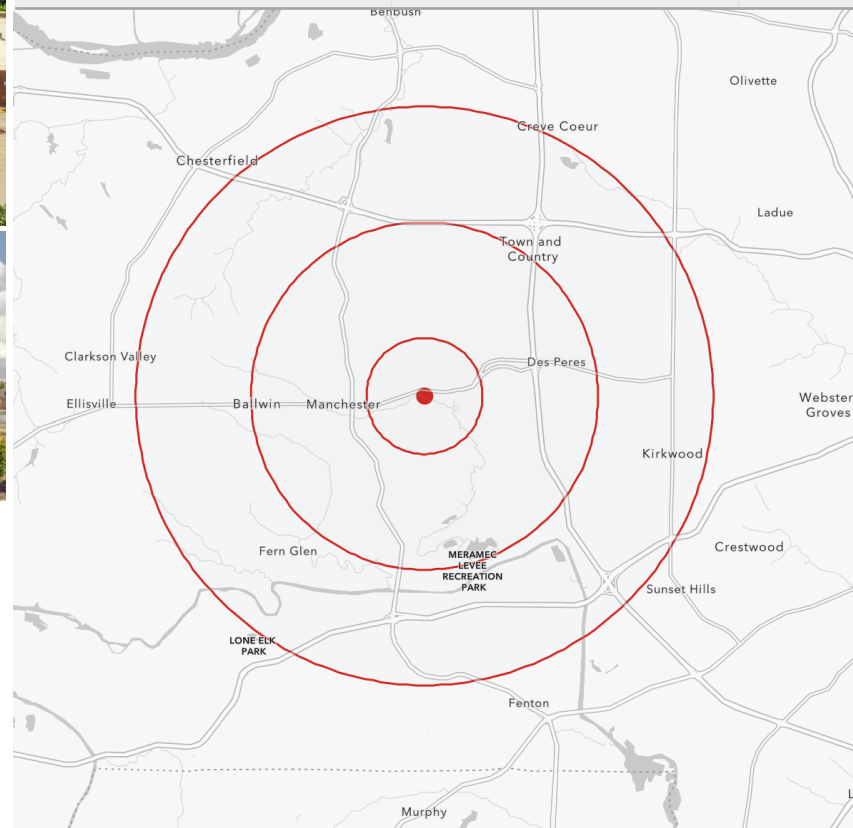
PROPERTY INFORMATION



- **PROMINENT JR. ANCHOR OPPORTUNITY AVAILABLE AT DIETRICH MEADOWS**
- **MONUMENT SIGNAGE IS AVAILABLE AT BOTH ACCESS POINTS ALONG MANCHESTER ROAD (40,000 VPD+)**
- **CONVENIENT ACCESSIBILITY VIA TRAFFIC SIGNAL AT THE MAIN ENTRANCE**
- **JOIN HIGH-PERFORMING EXISTING TENANTS DSW, SALON LOFTS, TREK BIKES, AND DOLLAR TREE**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		6,969	67,854	167,303
HOUSEHOLDS		2,946	27,266	65,701
AVERAGE HH INCOME		\$141,190	\$152,394	\$162,498



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SITE PLAN



DIETRICH MEADOWS SHOPPING CENTER

SUITE	TENANT	STATUS
1	DSW SHOE WAREHOUSE	25,700 S.F.
2	TREK	6,000 S.F.
3	AVAILABLE	18,712 S.F.
4	DOLLAR TREE	9,800 S.F.
5	SHERWIN WILLIAMS	4,000 S.F.
6	FAMILY CHIROPRACTIC	1,600 S.F.
7	SALON LOFTS	4,800 S.F.

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AERIAL



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