



±2,600 SF
Retail, Office, Medical Space
Available for Lease

FOR LEASE →

CONTACT US

8510 Manchester Rd.
Brentwood, MO 63144

Jason Morgan
314.560.8114 | jm@ccr-stl.com

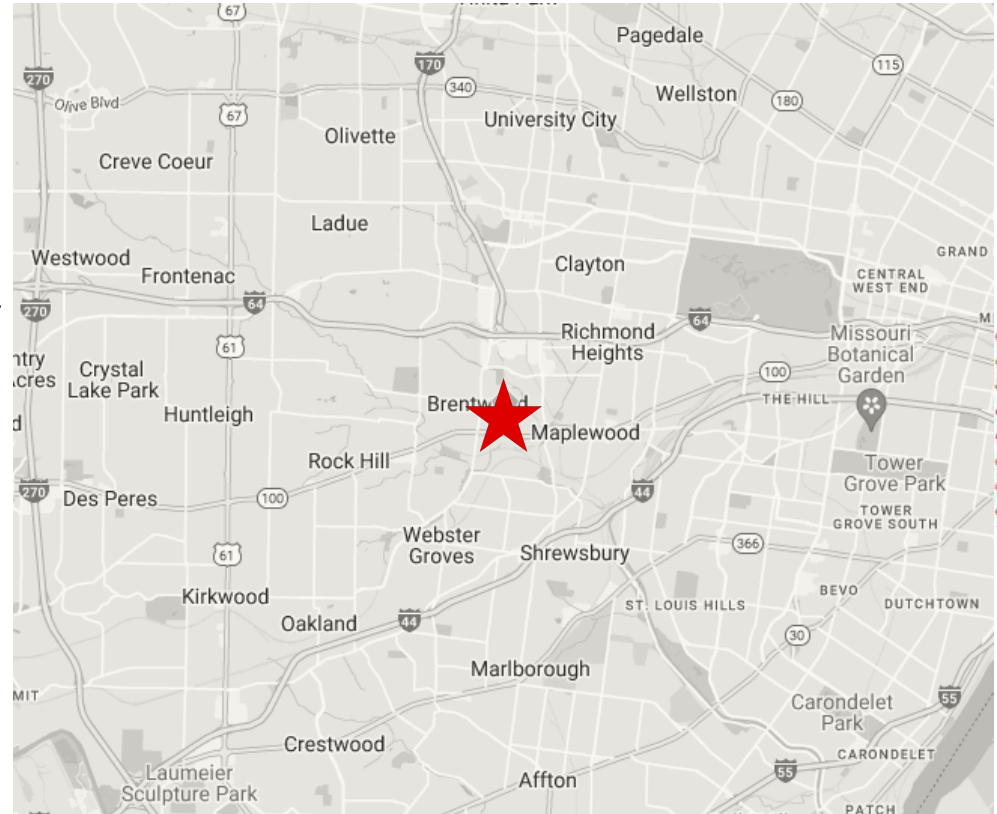
Tommy Leonard
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Property Details

- ▶ **8510 Manchester Rd., Brentwood, MO 63144**
 - ▶ ±2,600 SF Retail, Office or Medical Space
 - ▶ Possibility of Demising into two (2) 1,300 SF Suites
- ▶ Prime Commercial Space new to market
- ▶ Situated on bustling Manchester Road
- ▶ Perfect for retail shops, restaurants, offices, medical and more
- ▶ Located on Manchester Rd. between Brentwood Blvd. and Hanley Rd.
- ▶ Excellent signage and visibility
- ▶ Manchester Rd. Street Improvement Project is Complete
- ▶ For Lease: \$16.00/SF plus NNN's

2023 Demographics

RADIUS	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 Mile	6,486	6,331	\$75,875
3 Mile	68,920	38,950	\$86,229
5 Mile	195,924	97,729	\$81,220



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