

14346 Manchester Rd
Manchester, MO 63011

**2,976 SF OFFICE/RETAIL
FOR LEASE**



LEASE: \$18 SF/YR

RECENTLY RENOVATED

PROPERTY HIGHLIGHTS

- 2,976 SF Two-Story Building
- \$18.00/SF/YR Modified Gross + Utilities & Trash
- Recently Renovated
- New Flooring, Paint & LED Lighting
- 5 Rooms | 2 Restrooms
- 13 Surface Parking Spaces
- Manchester Rd Frontage & Visibility
- 47,000+ VPD
- Near Manchester Rd & Route 141
- Potential to Divide

SPACE DESCRIPTION

Recently renovated 2,976 SF freestanding office/retail building featuring new flooring, new windows, fresh paint, LED lighting and a flexible two-story layout. Ideally positioned along Manchester Road with excellent visibility, convenient access and ample rear parking.

IDEAL FOR

**Professional Office • Medical/Wellness • Financial Services • Salon/Beauty •
Counseling • Education/Training • Boutique Retail • Service Businesses**

For more information, please contact:



HAL HANSTEIN
PRESIDENT

Mobile: (314) 607-2928
Office: (636) 225-0385
E-mail: Hal@cardinalrealtygroup.com
Website: www.cardinalrealtygroup.com



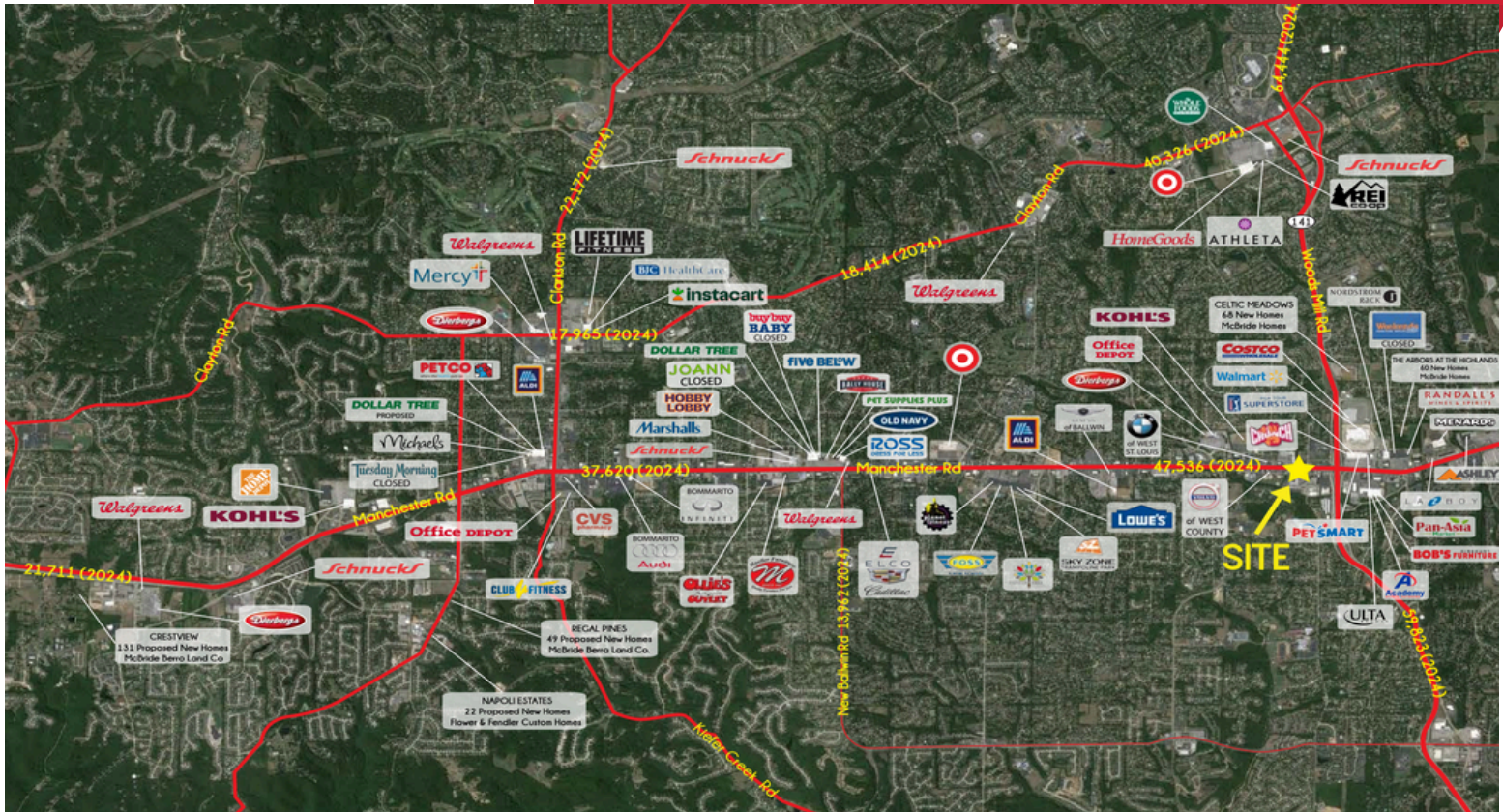
RYAN JOURAVEL
VICE PRESIDENT

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Website: www.cardinalrealtygroup.com



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2,976 SF OFFICE/RETAIL



	1 Mile	3 Miles	5 Miles
Population	9,602	84,783	164,966
Households	3,709	34,138	64,740
Avg. HH Income	\$100,442	\$127,090	\$142,931

DIRECTIONS:

Located at 14346 Manchester Rd, Manchester, MO 63011, just east of the Manchester Rd (MO-100) & Highway 141 interchange. From Highway 141, take Manchester Road east and continue to the property. Convenient access to I-64/US-40 to the north and I-44 to the south via Highway 141

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Your Commercial
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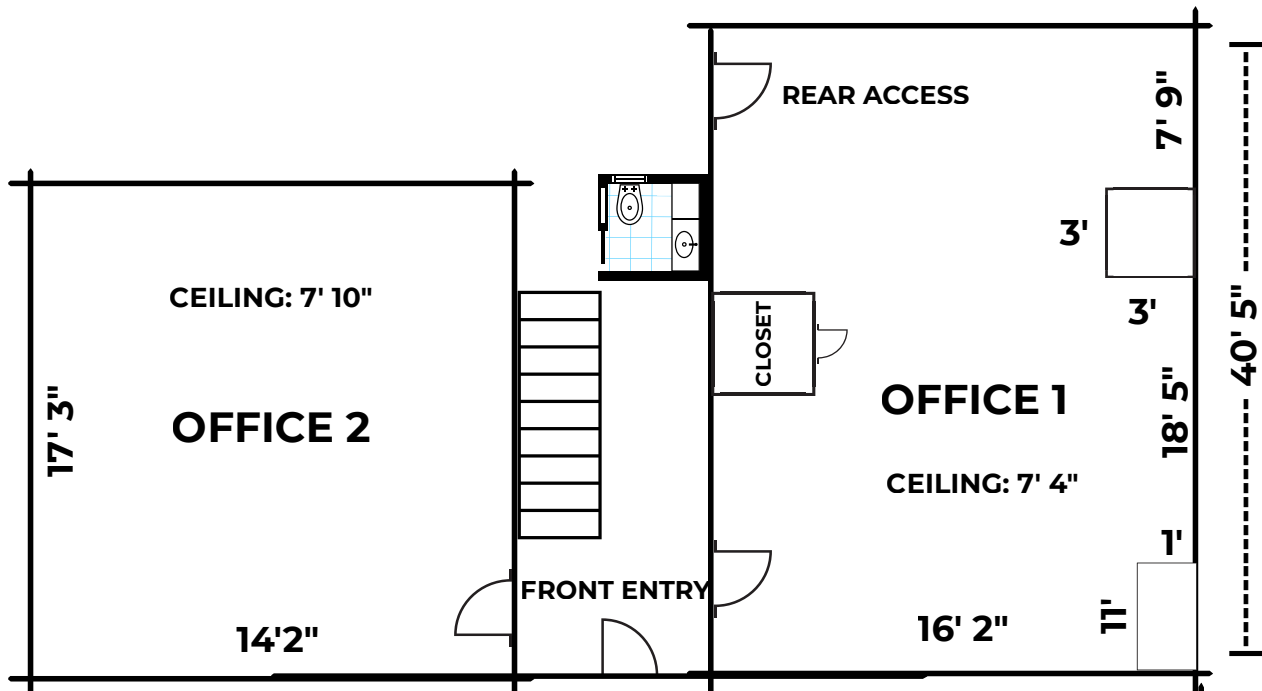
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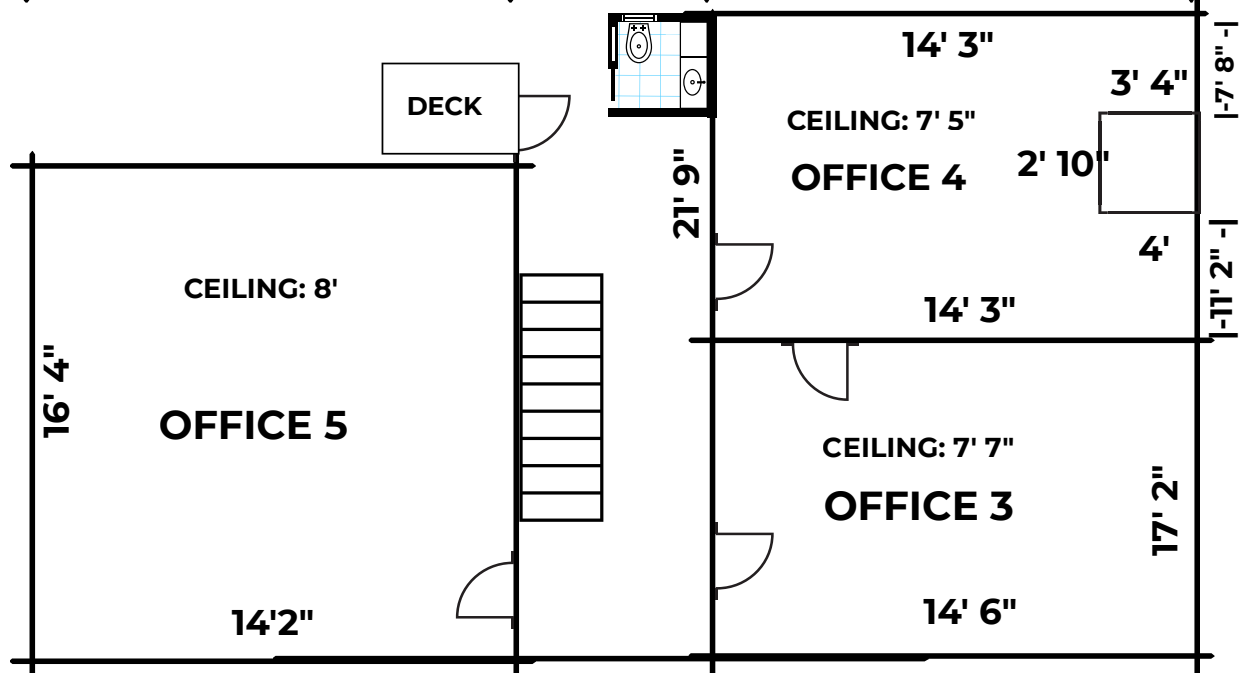
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FLOOR PLAN

1ST FLOOR



2ND FLOOR



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VIDEO WALKTHROUGH



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