

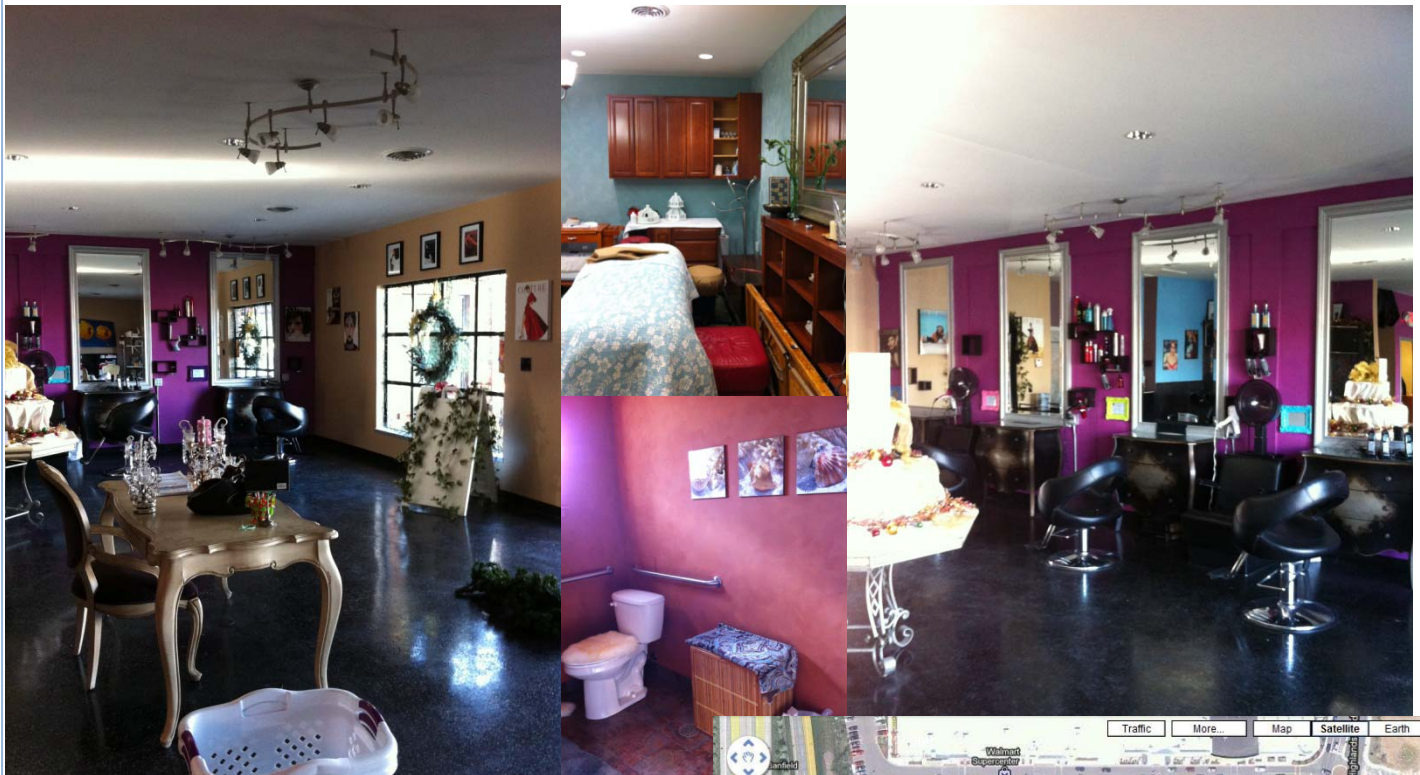
**LEASE this prime
retail location!**



**Newly remodeled
beauty salon!**

14276 Manchester Road

Manchester, MO 63011



Property Highlights:

- 1, 680 SF, only \$16 SF + Modified Gross
- Brand new \$50k+ renovation
 - New HVAC
 - New Plumbing
 - New Lighting
 - New ADA Restrooms (2)
- One of the best intersections in West County! HWY 141 and Manchester Rd.
- Previously a beauty salon, but can easily be adapted for any retail business.



INFORMATION: John Heckmann or Eddie Heckmann | 636.394.3577 | info@walmarinvestment.com
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ADDRESS: 14276 Manchester Road, Manchester, MO 63011

HOW TO GET THERE: From HWY 270, go West on Manchester Road approximately 3.5 miles. 14276 Manchester Road is located on the south side Manchester Road adjacent to Tucker's Place restaurant.

AVAILABILITY: Immediate.

BUILDING DESCRIPTION:

Type:	Retail or Office	Windows:	Plate Glass
Year Built:	1975. Renovated in 2010.	Lighting:	TBD
Style:	Classic Colonial	HVAC:	2 Gas Furnaces and AC
Construction:	Brick/Wood Siding	Plumbing:	2, 2 Fixture ADA Rest Rooms
Total Dev SF:	14,826 SF	Electrical:	2 Panels, 120 each
Unit SF:	1,680 SF	Sprinkler:	None
Roof:	Asphalt Shingles	Basement:	None
Ceiling Height:	9.5'	Prior Tenant:	Hair and Nail Salon
Floors:	Unsealed Concrete		

UTILITIES:

Gas: Gas provided by Laclede Gas Company. *p. 314.621.6960*

Electric: Electric provided by Ameren UE. *p. 314.342.1111*

Water: Water provided by Missouri American Water. *p. 866.430.0820*

Sewer: Sewer provide by MSD. *p. 314.768.6260*

REAL ESTATE TAXES: Tenant shall reimburse Landlord annually for 50% of all real estate taxes applicable to the demised premises. The reimbursable amount will be prorated by the number of square feet of the demised premises and the number of days the Tenant occupied the demised premises for the current year. Tax reimbursement for 2011 will be approximately \$1.50 per square foot.

ZONING AND PERMITTED USES: Retail and/or Office.

OCCUPANCY PERMIT: A "Re-Occupancy Application" must be completed and approved prior to occupying the demised premises. The Re-Occupancy Application may be obtained from the City of Manchester City Hall located at 14318 Manchester Road, Manchester, MO 63011. Once the City of Manchester approves your application, it will then be submitted to St. Louis County for inspection and final approval.

ADT: 46,279 per 2009MODOT study.

PARKING: 5.5 per 1,000 SF of building space.

DEMOGRAPHICS:	One (1) Mile	Three (3) Miles	Five (5) Miles
Population (Total Daytime)	9,624	72,619	179,758
Average Income	\$90,052	\$109,087	\$119,715

PRICE: Lease Rate ~~\$18 per SF~~ **Lease Rate \$16 per SF** plus Modified Gross (see real estate taxes above).