

JEFF EISENBERG & ASSOCIATES

FOR LEASE
1,700 - 4,920 SF

Olde Towne *plaza*

14854 Manchester Rd.
Ballwin, MO 63011

Property Features and Advantages:

- Consists of 288,074 square foot of space in a power shopping center with 4,920 square feet of available space.
- Anchored by major retailers like HomeGoods, Marshalls, Lowes, Starbucks, and McAlister's Deli.
- Located in the heart of the prestigious West St. Louis County.
- The property is directly on the busy street of Manchester and surrounded by 2,517 stores, services, and other businesses



Property Highlights

Property Type:	Community
Building Size:	288,074 SF
Space Available:	1,700—4,920 SF
Rent:	\$25 / SF
Tax:	\$3.50 / SF
Insurance:	\$0.22 / SF
CAM:	\$1.50 / SF
Year Built:	2001
Zoning:	Commercial

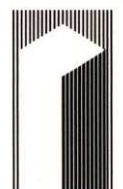
Demographic Information Report

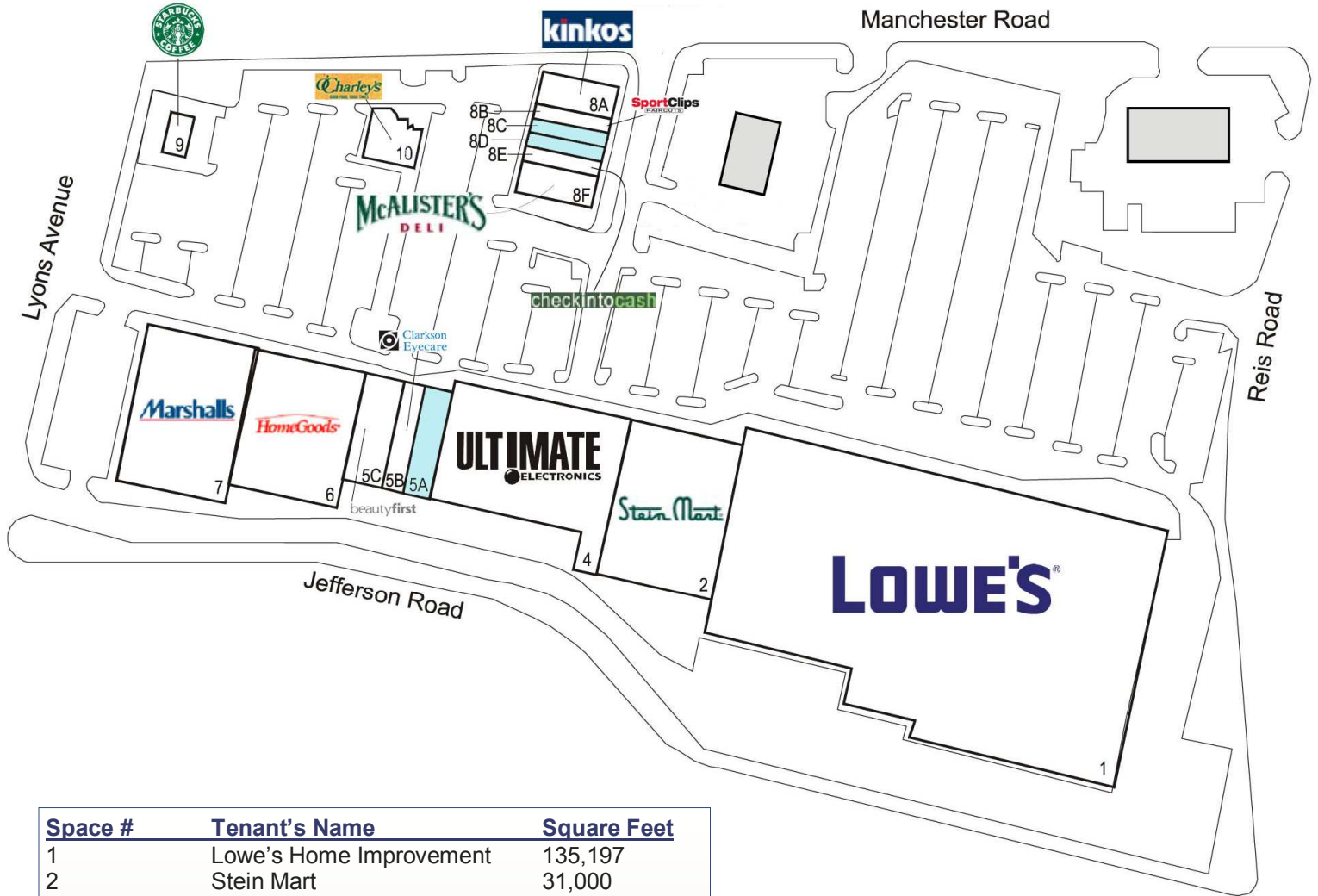


	1 Mile	2 Miles	3 Miles
Population	12,057	43,097	84,676
Number of Households	4,734	15,879	31,049
Average Household Income	\$60,132	\$74,377	\$84,447
Average Home Value	\$131,779	\$150,660	\$173,865
Number of Businesses	401	1,318	2,517
Travel Time to Work (min.)	25.1	25.4	25.2

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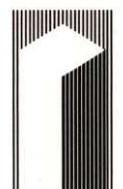




Space #	Tenant's Name	Square Feet
1	Lowe's Home Improvement	135,197
2	Stein Mart	31,000
4	Ultimate Electronics	33,500
5A	Available	4,920
5B	Clarkson Eyecare	2,000
5C	Beauty First	3,500
6	HomeGoods	25,000
7	Marshalls	30,000
8A	Kinko's	3,825
8B	Sports Clips	1,700
8C	Available	1,700
8D	Available	1,700
8E	Check Into Cash	1,700
8F	McAlister's Deli	3,770
9	Starbucks	1,500
10	O'Charlie's	7,062



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