



For Lease

C3 Zoned

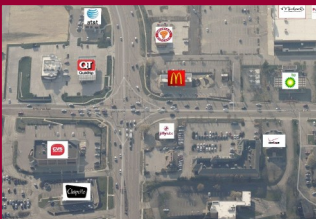
Drive Trough Potential

\$19.00 + NNN

Land Lease \$6,500 + NNN



16006 Manchester Road



Northeast Corner at Manchester Road



Northwest Corner at Manchester Road

32 Clarkson Road Ellisville, MO 63021

- Adjoins Ellisville Square Shopping Center.
- Join Michaels, Chucky Cheese, Party City, Great Harvest, McDonalds, Popeye's, Jimmy Johns, Orangetheory Fitness.
- 22,651 Sq. Ft. Site with Two Access from Clarkson.
- 118 Linear Foot of Frontage on Clarkson.
- Priced at \$19.00 + NNN Per Square Foot.
 - Land Lease at \$6,500/month + NNN.
- Zoned C3 Commercial within the City of Ellisville.
- Just North of Clarkson & Manchester Intersection.
 - Traffic Count over 32,000 Vehicles Per Day.
 - Average Household Income 129,000.



Information contained herein has been obtained from the owner of the property or from other reliable sources and is subject to change without notice. The Broker and Owner do not guarantee the accuracy of this information. Owners and Brokers make no representation as to the environmental or other physical conditions of the property and recommend that the Purchaser/Tenant investigate the property to their satisfaction.

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