

# Treetop Center 621-703 Big Bend Rd

Manchester, MO 63021

**1,080 SF - 2,640 SF**  
**RETAIL FOR LEASE**

- New Upscale Facade & Storefronts
- Prime Retail Location at the Intersection of Big Bend Road & Sulphur Spring Road
- Highly Visible Retail Center with Monument Signage
- Convenient Access to Hwy 141
- 6/1,000 SF Parking Ratio
- Lease Rate: \$15.00 PSF, NNN  
\*NNN Estimate: \$4.79 PSF
- Traffic Counts:  
Big Bend Rd: 28,920 VPD  
Sulphur Spring Rd: 12,420 VPD

## 2023 Demographics

	Population Estimate	Number of Households	Average HH Income
1 Mile	13,350	5,164	\$118,402
3 Miles	75,579	29,868	\$119,335
5 Miles	151,981	58,501	\$140,056

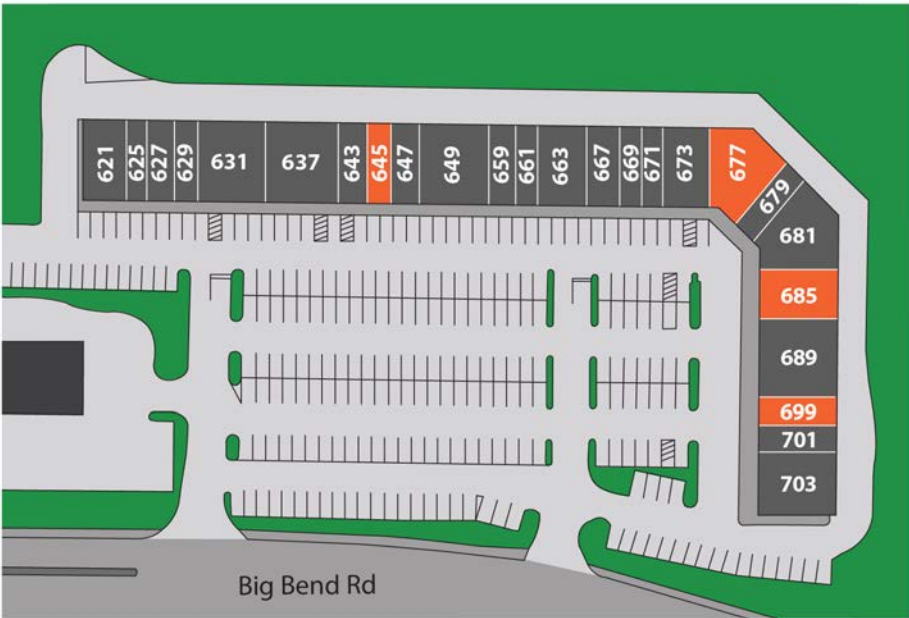
### FOR MORE INFORMATION CONTACT:

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# Treetop Center



621	West County Vet	645	VACANT (1,080 SF)	669	Edward Jones	699	VACANT(1,344 SF)
625	State Farm Insurance	647	Dynasty	671	Altered State Comics	701	SG Mart, LLC
627	Minh C. Truong	649	St. Luke's	673	Dr. Hough	703	State of Missouri
629	20/20 Optical	659	Big Bend Pharmacy	677	AVAILABLE (2,640 SF)		
631	Lazy River Grill	661	Paw Wash	679-81	Lockedin Escape Room		
637	Dance Academy	663	Carron Family Dental	685	VACANT (2,280 SF)		
643	Hair Works	667	Domino's	689	Fit Body Boot Camp		

