

Stonegate Center 1-28 Stonegate Shopping Center

Manchester, MO 63088

**960 SF - 2,380 SF
RETAIL FOR LEASE**

- Excellent Visibility & Access from Meramec Station Rd & Big Bend Blvd
- Major Facade Renovations Completed
- Adjacent to New 200-Unit Multi-Family Development
- 5.4/1,000 SF Parking
- Traffic Count: 33,500 VPD
- Lease Rate: \$15.00 PSF, NNN*
*NNN Estimate \$4.71 PSF

2023 Demographics

	Population Estimate	Number of Households	Average HH Income
1 Mile	12,367	5,822	\$106,460
3 Miles	65,225	26,646	\$135,625
5 Miles	157,928	62,658	\$152,900

FOR MORE INFORMATION CONTACT:

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#	Address	Tenant
1	1	Planned Parenthood
2	3	El Nopal
3	7	Glory Cleaners
4	8	VEDA Nails
5	9	Saja's Tailor
6	10	Auto Plus
7	12-13	Curves
8	14	VACANT (2,380 SF)
9	15	Urban Hair Bar
10	16	VACANT (1,140 SF)
11	17	State Farm Insurance
12	18-19	Troy Mediterranean
13	20	Dogwood Details & Design
14	21	Papa John's Pizza
15	23	VACANT (1,847 SF)
16	24	El Jarocho
17	26	VACANT (960 SF)
18	27	Schaller Family Chiropractic
19	28	Jimmy John's

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources we deem reliable. It is subject to change without notice. Owner and broker make no representation as to the environmental condition of the property and recommend purchaser's/tenant's independent investigation.