



FOR LEASE

15635 & 15639 Manchester Rd.
Ellisville, MO 63011



**McKELVEY
PROPERTIES**
building relationships . creating wealth



Suites can be combined for 2,700 SF.
Individually they are:

SUITE 15635
1,200 SF

SUITE 15639
1,500 SF

Excellent visibility with 180' of frontage along
Manchester Rd with an excess of 39,000 VPD

Located along densely populated retail corridor

Direct access from Manchester Road

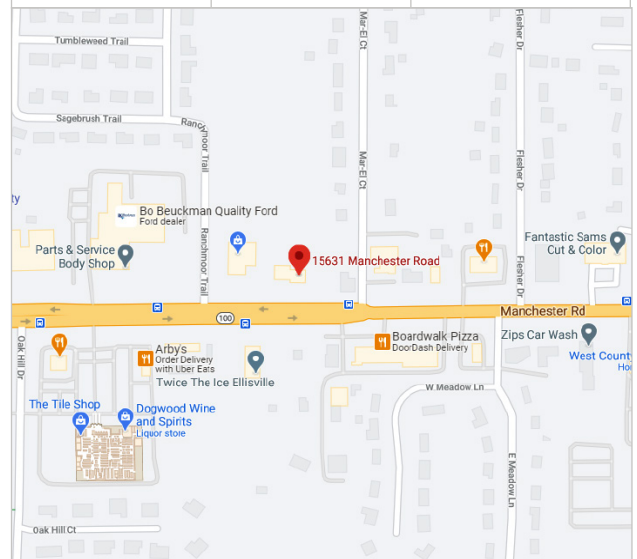
Parking Ratio: 5.00/1,000 SF (153 Total Spaces)

CONTACT AGENT FOR LEASE RATES

LOT SIZE:
0.70 ACRE

ZONING:
C3 TOWN
CENTER

TAXES (2025):
\$31,412



CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

MP

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com

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IMAGES - SUITE 15635



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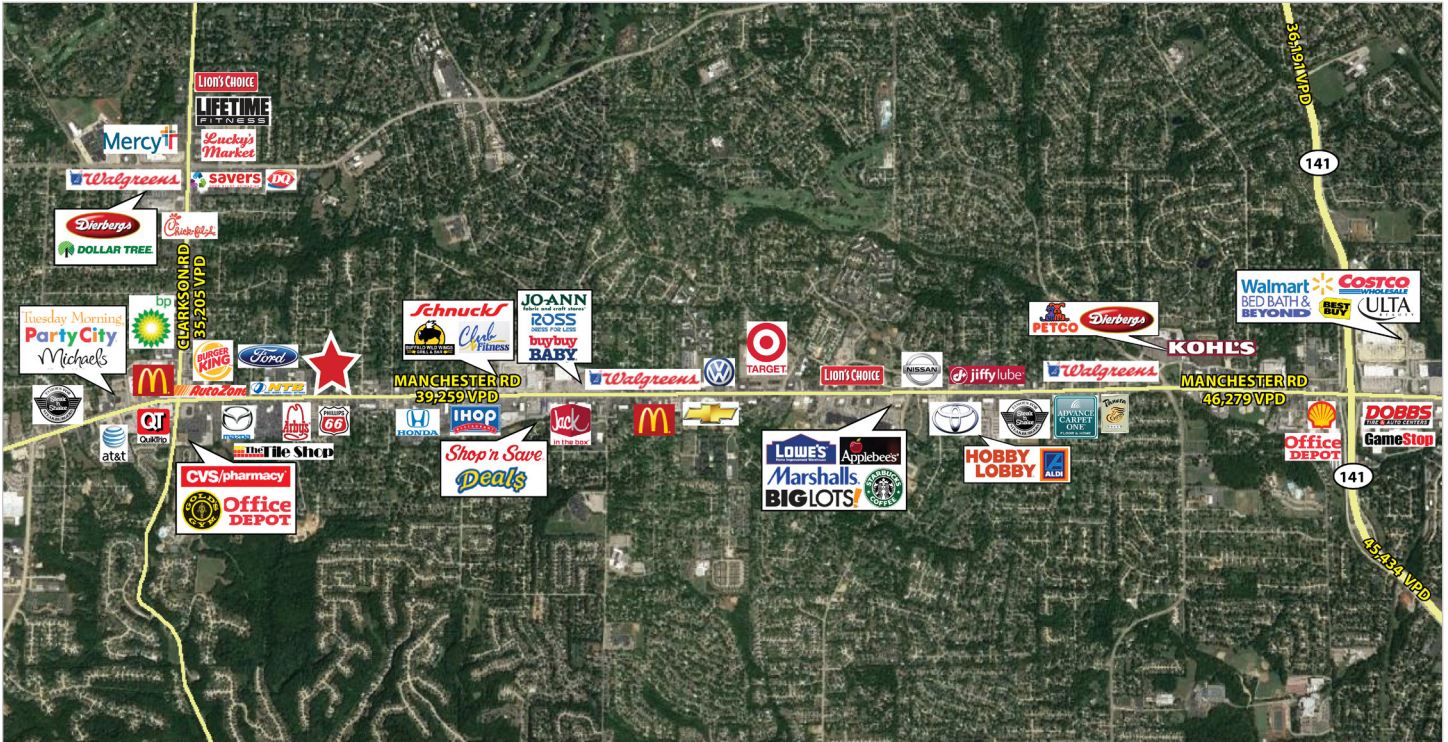
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AERIAL MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,925	73,669	150,333
HOUSEHOLDS	3,806	27,389	57,311
MEDIAN INCOME	\$81,442	\$101,131	\$99,051

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