



FOR LEASE

15635 Manchester Rd.
Ellisville, MO 63011



McKELVEY PROPERTIES

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1 Suite Available For Lease:
 SUITE 15635
 1,200 SF
 White Box Condition

Ample parking

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)

LOT SIZE: 0.70 ACRE	ZONING: C3 TOWN CENTER	TAXES (2025): \$31,412
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CONTACT: Patricia McKelvey - 636.448.1294
 pmckelvey@mckelveyproperties.com

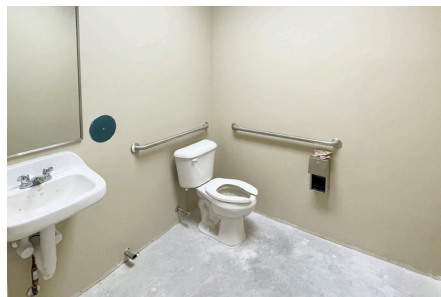


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IMAGERY



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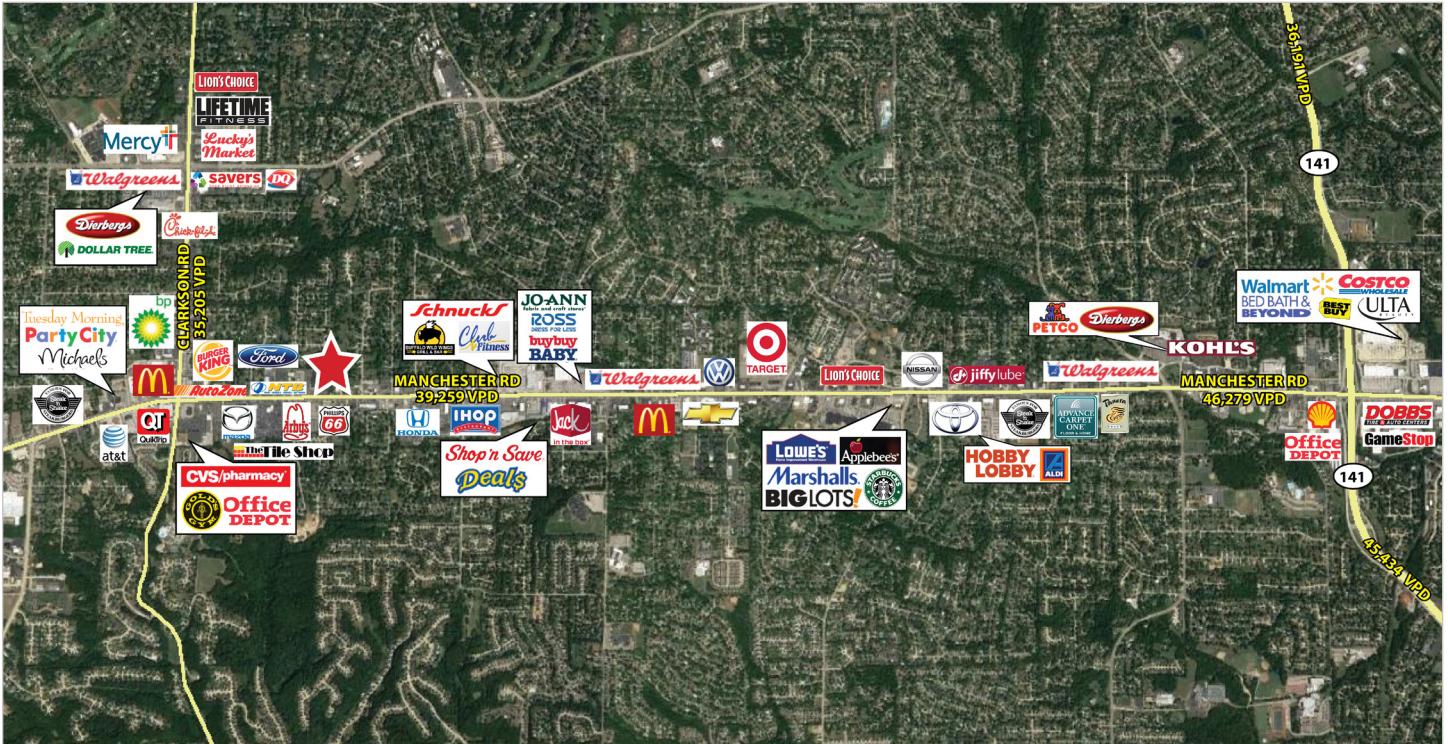
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AERIAL MAP



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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