

OFFICE | **FOR SALE**



# 16925 Manchester Road Wildwood, MO 63040

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**6,960 SF OFFICE - OWNER/USER OPPORTUNITY**





## FOR SALE

16925 Manchester Road  
Wildwood, MO 63040



# McKELVEY PROPERTIES

building relationships . creating wealth



## Property Highlights:

±6,960 SF all-brick building

Prominent location on Manchester Road in Wildwood

Ideal for owner-user or partial occupancy with investment upside

High-quality Anderson wood windows throughout

Ample parking with front and rear lots

Additional land in rear for expansion or outdoor functionality

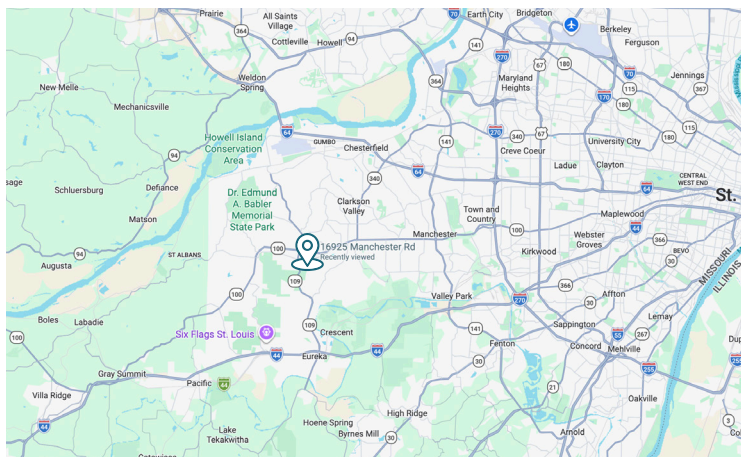
Strong visibility and signage opportunities

Easy access to surrounding retail, dining, and residential communities

Zoning: 107C8

MORE IMAGES ON NEXT PAGE.

## Sale Price: \$1,299,000



Exceptional opportunity to acquire a well-maintained, all-brick commercial building in the highly desirable Wildwood corridor along Manchester Road. This ±6,960 SF property offers a rare combination of quality construction, strong visibility, and functional layout—ideal for an owner-user seeking long-term stability and presence.

Featuring classic Anderson wood windows, the building provides an abundance of natural light and a professional aesthetic throughout. The site includes a large parking lot in both the front and rear, ensuring convenient access for employees and customers alike, along with additional ground in the rear offering flexibility for expansion, outdoor use, or storage.

Situated on a generous lot (1.3 acres), this property delivers excellent frontage and exposure along one of West County's most traveled corridors. The layout is well-suited for a variety of uses including office, medical, showroom, or service-based businesses.

**SALE PRICE: \$1,299,000**

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**IMAGES**

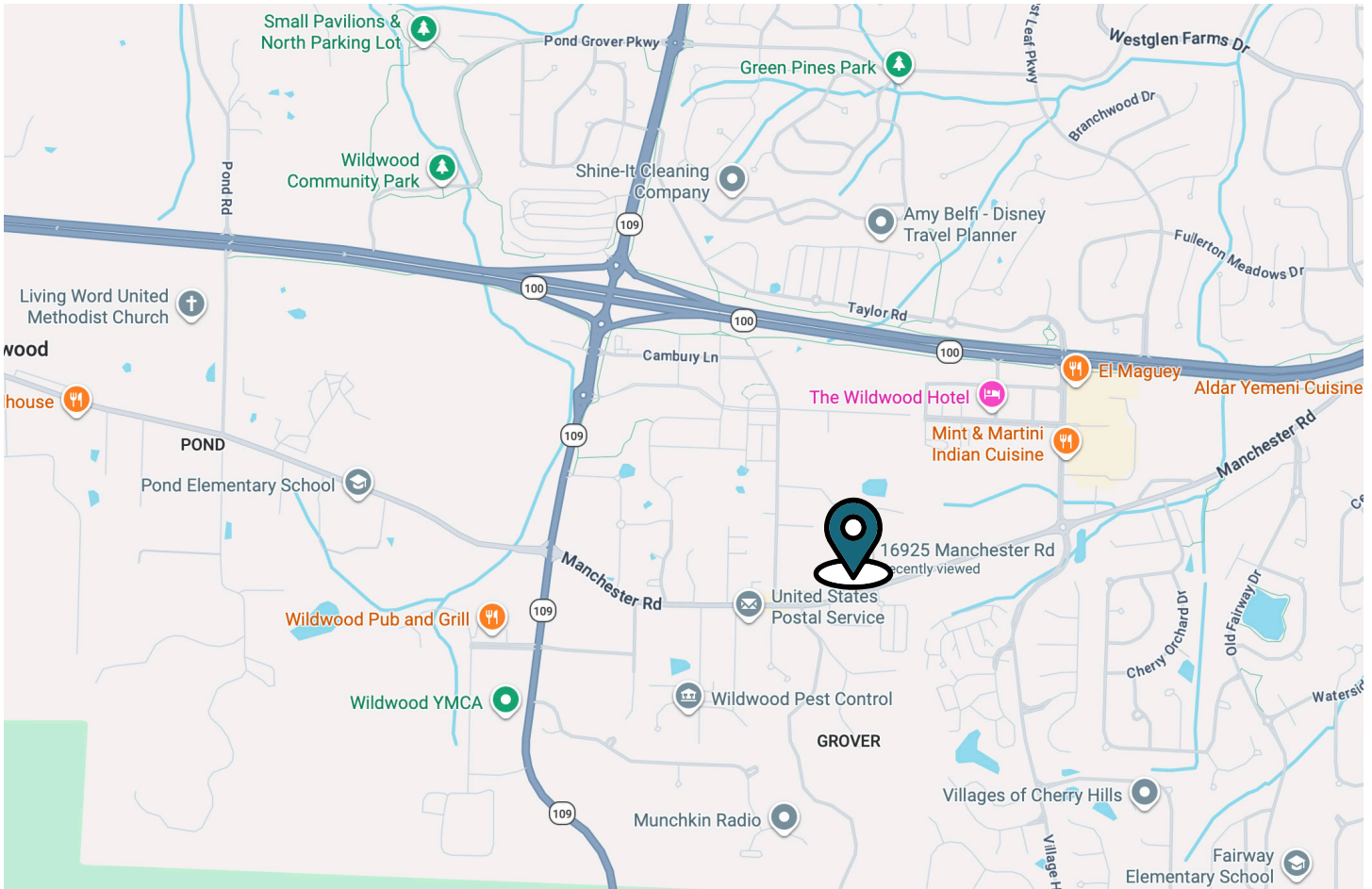


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PROPERTY HIGHLIGHTS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<ul style="list-style-type: none"> <li>±6,960 SF all-brick building</li> <li>Prominent location on Manchester Road in Wildwood</li> <li>Ideal for owner-user or partial occupancy</li> <li>High-quality wood windows throughout</li> <li>Ample parking with front and rear lots and additional land in rear</li> </ul>	<p>Medical or wellness practices, professional offices, showroom-style businesses, creative studios or agencies, fitness or boutique training concepts, education or specialty training centers, and others!</p>	<p><b>12,123 VPD within 1 mile!</b></p>	<p>Wren's Nest Wellness, Best Life Counseling, Blue Owl Counseling, Chiropractic Pain Center of Wildwood, Prudential Brokerage Agency, Wildwood Early Learning Center, Milk and Honey, Fox Company Yoga, J+B Wellness Cafe, St Louis Center for Oral &amp; Facial Surgery</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,265	33,872	79,281
HOUSEHOLDS	2,829	12,693	29,663
AVERAGE INCOME	\$165,569	\$190,358	\$197,098

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