

# MARKET at MCKNIGHT

9572 Manchester Road | Rock Hill, MO



## Co-tenants

### CO-TENANTS



### TRAFFIC COUNTS



Manchester Road: 33,764 VPD | McKnight/Rock Hill Road: 28,347 VPD

### FEATURES



- ◆ High-profile 135,000 SF neighborhood center in bustling Rock Hill
- ◆ Close proximity to I-64, I-44, Ladue, Webster Groves, Brentwood
- ◆ Excellent Demographics: Avg. HH income >\$120,000 within 3 miles

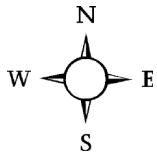
## AVAILABILITY

| Suite # | Sq.Ft. | Previous Use |
|---------|--------|--------------|
| 9572    | 4,100  | Massage Luxe |



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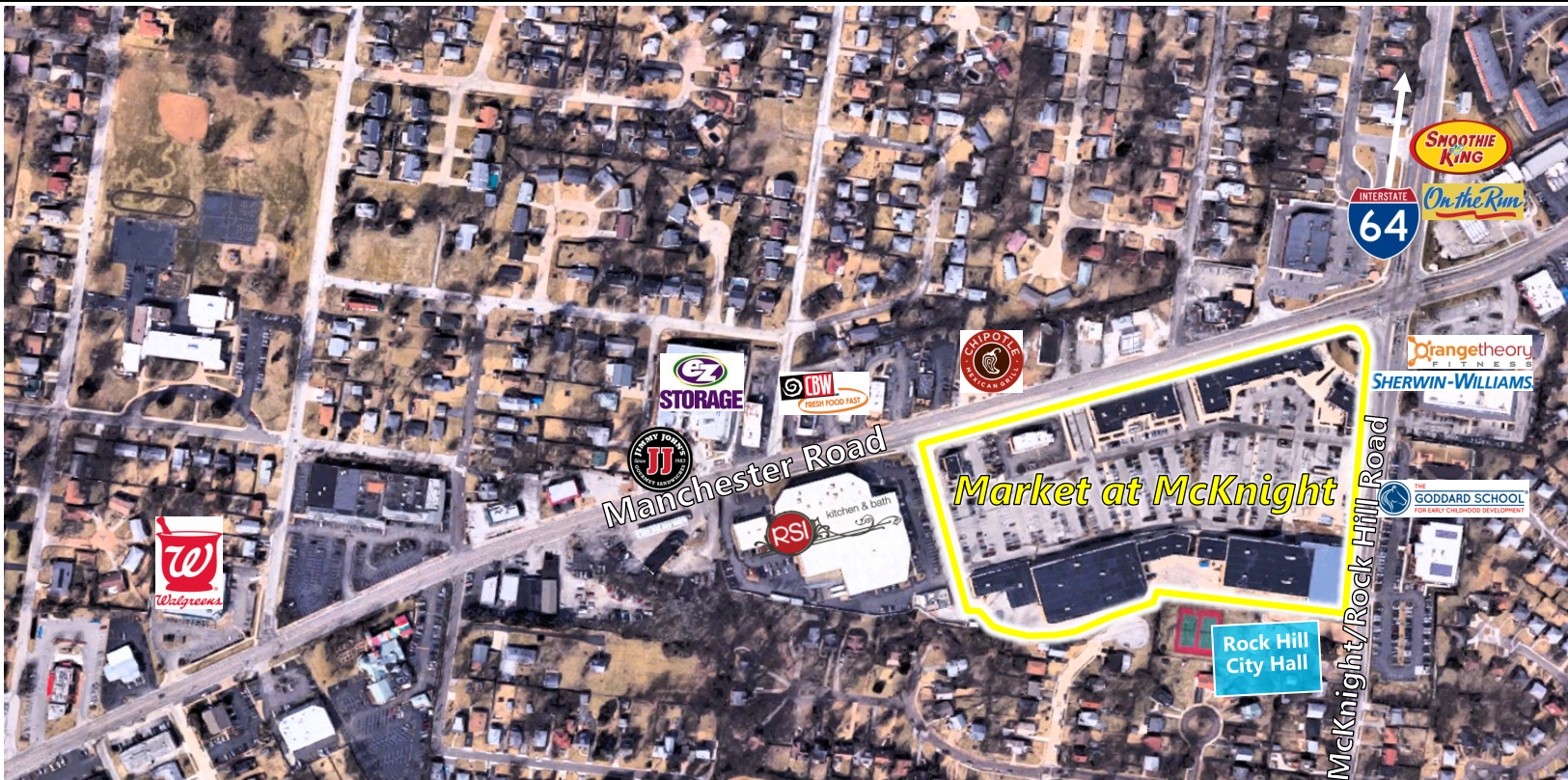


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## TRADE AREA DEMOGRAPHICS

### 1-Mile

10,510

Est. Population

\$134,936

Est. Average Income

4,261

Households

### 3-Mile

83,938

Est. Population

\$140,258

Est. Average Income

36,153

Households

### 5-Mile

251,488

Est. Population

\$126,780

Est. Average Income

110,286

Households

4,100 SF Endcap Available



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