



SIZE

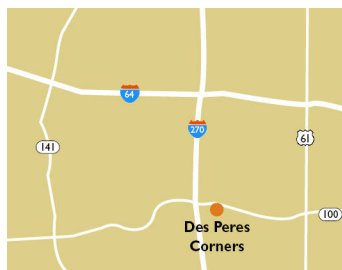
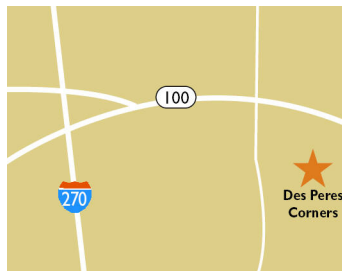
120,673 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
8,102	58,338	162,911
Households		
2,999	23,097	64,874
Median HH Income (\$)		
175,527	136,394	119,324

MAJOR TENANT(S)

Schnucks
 Jos. A. Bank Clothiers
 barre3



LOCATION

12332 Manchester Road | St. Louis, MO 63131

PROPERTY HIGHLIGHTS

- Anchored by Schnucks featuring barre3 and other national accounts.
- Located in Des Peres at the high-traffic intersection of Manchester Road (43,944 VPD) and N. Ballas Road (16,799 VPD)
- Population exceeds 58,300 in a three-mile radius with an average household income greater than \$197,900

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

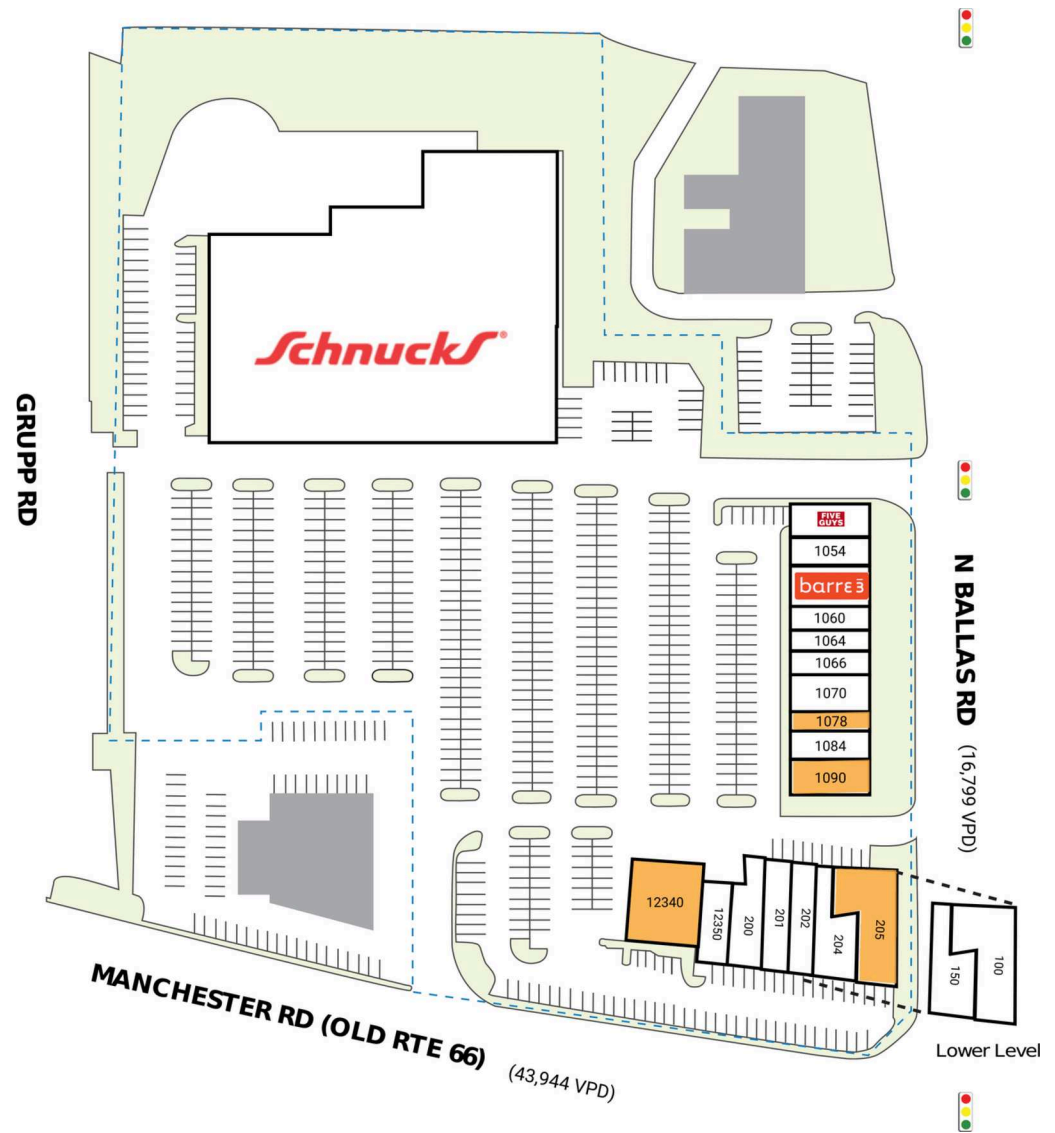


DES PERES CORNERS

12332 Manchester Road | St. Louis, MO 63131

SPACE	TENANT	SQ. FT.
100	Blue Fish Pediatrics	5,335 SF
150	Sugaring SLT	1,930 SF
200	Jos. A. Bank Clothiers	3,036 SF
201	Des Peres Family Dentistry	1,785 SF
202	Shine Sunless Tanning Spa	1,715 SF
204	Otto Orthodontics	2,870 SF
205	AVAILABLE	4,805 SF
1052	Five Guys	2,618 SF
1054	eyebrow Threading	1,081 SF
1056	barre3	2,654 SF
1060	Perfect Nails	1,474 SF
1064	RAEN Color Studio	1,058 SF
1066	Two Blind Guys	1,260 SF
1070	Avani Derm Spa	2,800 SF
1078	AVAILABLE	1,386 SF
1084	100% Chiropractic	1,986 SF
1090	AVAILABLE	1,829 SF
12332	Schnucks	74,384 SF
12340	AVAILABLE	4,247 SF
12350	Flavors Indian Cuisine	2,420 SF
TOTAL SQ. FT.		120,673

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

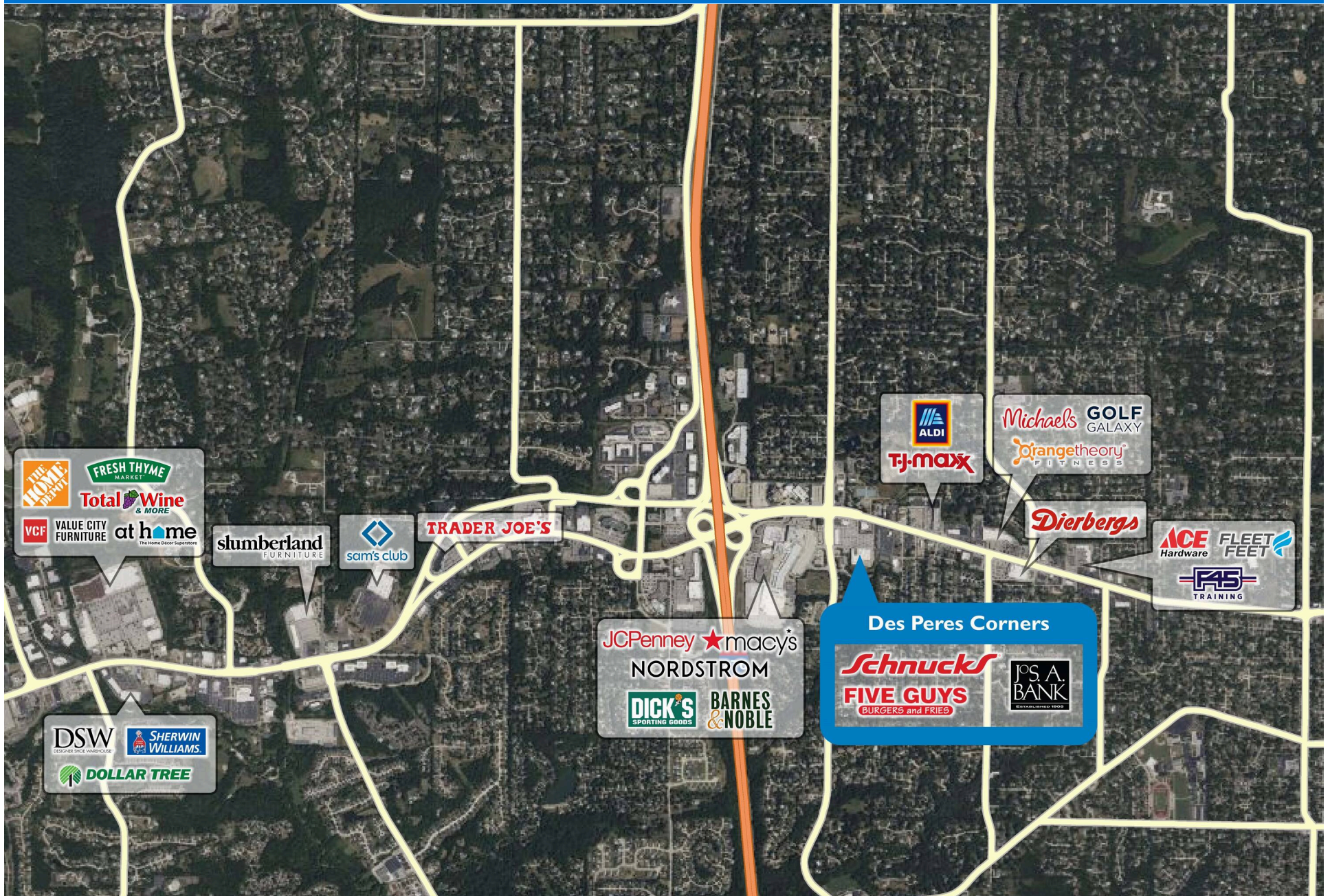
DES PERES CORNERS

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DES PERES CORNERS

12332 Manchester Road | St. Louis, MO 63131



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Jun 14, 2024



Latitude: 38.601517

Longitude: -90.442192

Des Peres Corners Des Peres, MO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	8,102	58,388	162,911
	2028 Projected Population	8,074	57,628	161,917
	2010 Census Population	7,298	55,330	156,205
	2000 Census Population	7,557	55,633	156,325
	1990 Census Population	7,566	56,223	157,149
	Historical Annual Growth 1990 to 2000	-0.01%	-0.11%	-0.05%
	Historical Annual Growth 2000 to 2010	-0.35%	-0.05%	-0.01%
	Estimated Annual Growth 2010 to 2023	0.76%	0.39%	0.31%
	Projected Annual Growth 2023 to 2028	-0.07%	-0.26%	-0.12%
	Median Age	45.1	44.5	43.1
Households	Q4 2023 Estimated Households	2,999	23,097	64,874
	2028 Projected Households	2,989	22,790	64,442
	2010 Census Households	2,825	22,319	62,959
	2000 Census Households	2,798	22,086	61,853
	1990 Census Households	2,649	21,079	58,827
	Historical Annual Growth 1990 to 2000	0.55%	0.47%	0.50%
	Historical Annual Growth 2000 to 2010	0.10%	0.11%	0.18%
	Estimated Annual Growth 2010 to 2023	0.43%	0.25%	0.22%
	Projected Annual Growth 2023 to 2028	-0.07%	-0.27%	-0.13%
	Population per Household	2.68	2.49	2.46
Population by Race	White	86.4%	86.4%	82.0%
	Black or African American	1.0%	2.2%	4.3%
	Asian & Pacific Islander	2.9%	3.9%	5.5%
	Other Races	7.5%	4.8%	5.1%
	Hispanic Population	2.2%	2.7%	3.1%
Income	Average Household Income	\$246,818	\$197,930	\$173,819
	Median Household Income	\$175,527	\$136,394	\$119,324
	Per Capita Income	\$91,835	\$79,228	\$70,813
Education (Age 25+)	Elementary	1.7%	0.7%	1.0%
	Some High School	0.3%	0.9%	1.6%
	High School Graduate	5.2%	8.5%	9.9%
	Some College	11.3%	13.0%	14.4%
	Associates Degree Only	5.4%	4.7%	5.7%
	Bachelors Degree Only	40.4%	38.0%	35.4%
	Graduate Degree	35.6%	34.1%	31.9%
Business	Number of Businesses	836	3,705	10,459
	Total Number of Employees	10,706	44,420	130,147
	Employees per Business	12.81	11.99	12.44
	Residential Population per Business	9.69	15.76	15.58

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