

# 15620 Manchester Road, Ellisville, Missouri TAMMY SQUARE



**PRICE  
REDUCED**

## FOR SALE

15620 MANCHESTER  
ROAD, ELLISVILLE, MO



WEST ST. LOUIS COUNTY RETAIL STRIP

150,994

Population



Average  
Household Size

44.0

Median Age

\$102,270

Median Household  
Income

- Well Known Center in the West County Area.
- Installation of New Roof 4th Quarter of 2018.
- Over 375' Foot of Frontage on Manchester Road.
- Three Ingress & Egress to Manchester Road.
- Ample ADA Compliant Parking.
- Stabilized and Successful Tenants In-Place.
- Neighborhood Retail and Office Space.
- Over 39,000 Vehicles Per Day on Manchester Road.
- Excellent Visibility with New LED Lighting.
- Costs Saving Solar Panels on East End of Building.
- ESRI Reports Surrounded by Affluent Demographics.
- Median Household Income Over \$102,000.
- HHI Projected to Increase to \$109K in 6 Years.
- Recent Appraisal with Confidentiality Agreement.

• NOW priced at 8%  
CAP of NOI



636-451-2725

[www.stongmanagement.com](http://www.stongmanagement.com)



Charlie St. Onge

314-591-6606

charlie@stongemanagement.com

Tammy Square Center is a Retail Strip Center located at 15620 -15648 Manchester Road in Ellipton, MO, just one mile east of Clarkson. This 1.61 acres of C-3 zoned site features a 27,736 square foot Retail Center surrounded by "Affluent Estates" as represented by the ESRI Demographics. The Median Household Income is \$102,270 currently and is projected to increase 6.62% within the next five (5) years. The Retail Center features three accesses onto Manchester Road which is an extremely rare find in West St. Louis County Market unless the product is a grocery anchored center. The Manchester Road frontage of this site is over 377 feet and features over 39K VPD. Tammy Square Center has had a new roof coating over the entire center in the 4th Qtr. Of 2018 which carries ten (10) year warranty. The Center also features solar panels which reduces the electrical cost of the second floor space in the West County Executive Suites.

The Center is the home of local retailers, educators, tutors and restaurateurs as well as the Tri City Animal Clinic which has been within the center for over 25 years. The retailers of Tammy Square include the C & C Butcher and Restoration Alley. The Restaurateurs include Boardwalk Pizza and PM Bar BQ. The Chess, Music and More head up the tutoring side of the Center. The upper level features the West County Executive Suites. The NOI has been calculated at: \$179,992.00

www.stongemanagement.com