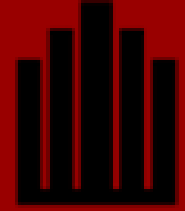




Pad Opportunities in Rock Hill

9748 Manchester Road · St. Louis MO · 63119



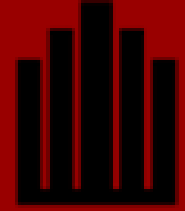


9748 Manchester Road, St. Louis MO, 63119

PROPERTY HIGHLIGHTS

- Retail redevelopment in Rock Hill, Missouri
- 3 Pads
 - Lot 1 - 0.77 Acres
 - Lot 2 - 0.84 Acres
 - Lot 3 - 1.32 Acres (LOI Pending)
- 2.83 Total Acres
- 380 feet of frontage along Manchester Road
- 34,000 Vehicles Per Day
- Surrounding retailers include Aldi, Katies Pizza and Pasta, Starbucks, Chipotle, Foss Swim School, Orange Theory Fitness
- Contact Broker for Pricing



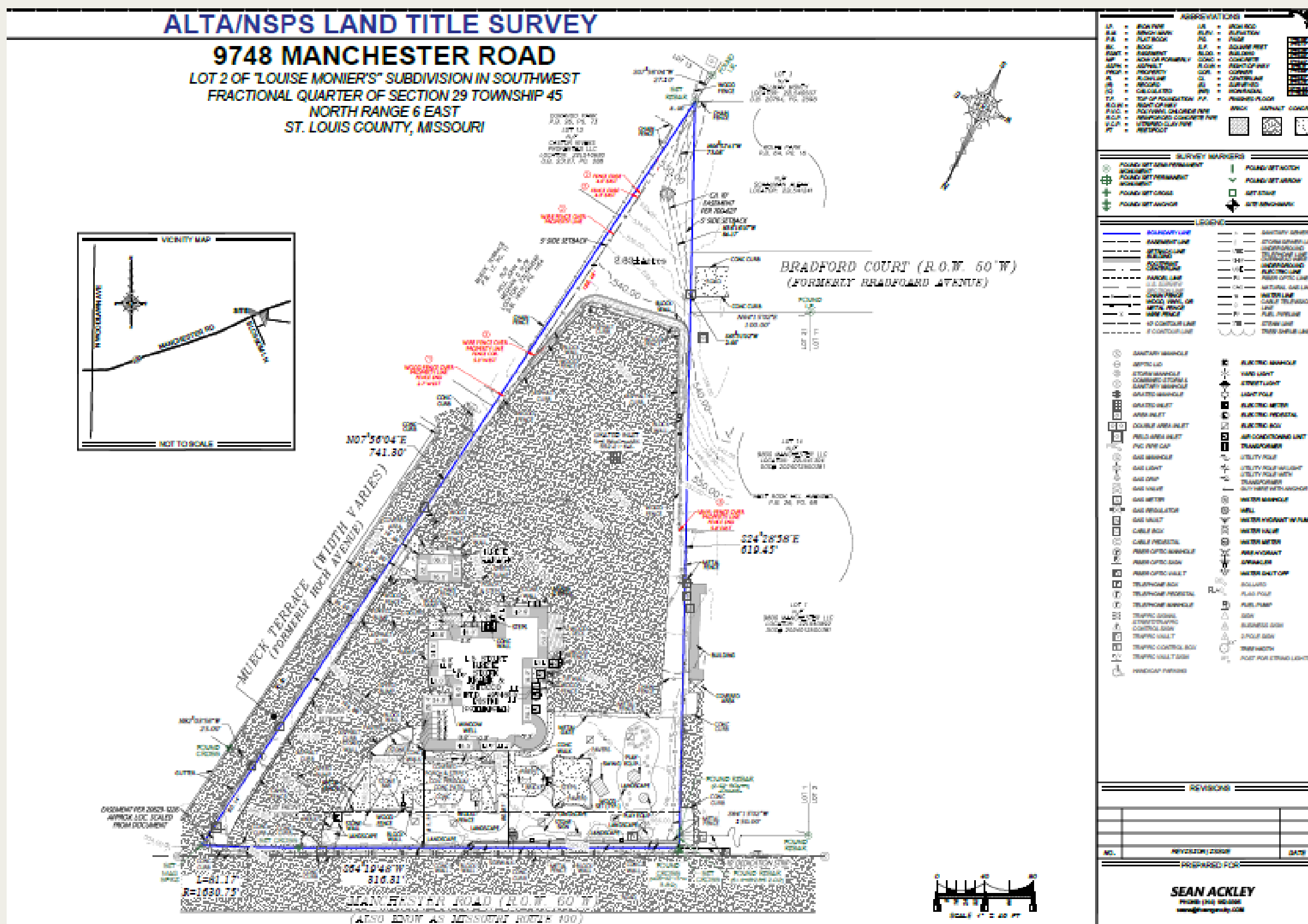


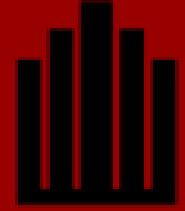
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SITE PLAN



SURVEY





9748 Manchester Road, St. Louis MO, 63119

2024 DEMOGRAPHICS

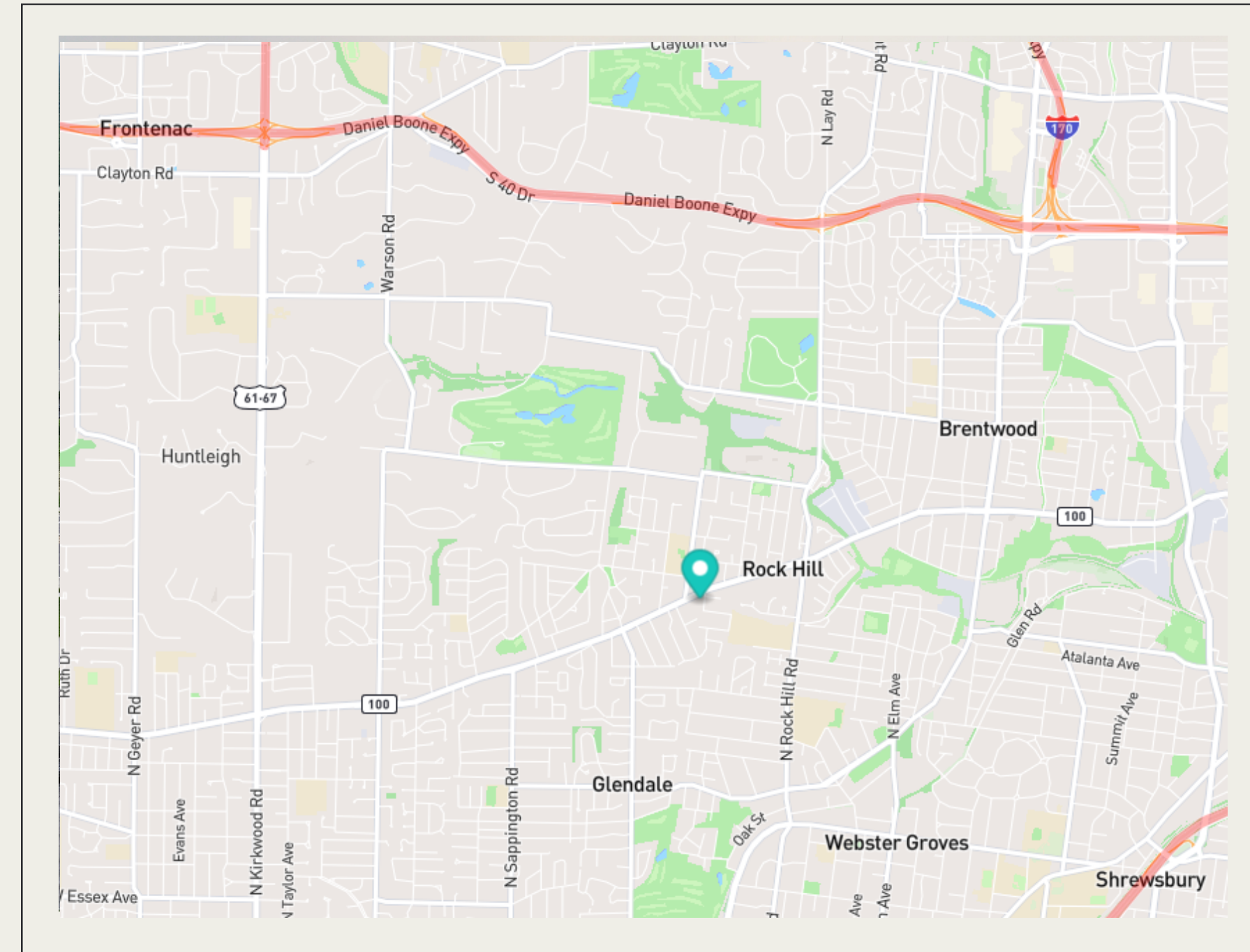
1 Mile | 3 Miles | 5 Miles

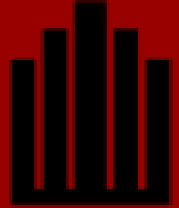
Population

10,510 | 83,938 | 251,488

Average Household Income

\$134,936 | \$140,258 | \$126,780





PROFILE: ROCK HILL, MO



Location

Prime Location & Convenience

- Just minutes from Interstates 64, 44, and 270, with easy access to Downtown St. Louis and Lambert International Airport.
- Rock Hill combines small-town charm with metropolitan convenience, making it ideal for both retail and professional services.

Demographics

Educated & Purchasing Power

- Surrounded by affluent communities such as Webster Groves, Glendale, and Ladue, with a highly educated and stable customer base.
- The average household income in Rock Hill and surrounding communities is well above the St. Louis County average, providing strong consumer purchasing power.

Business Friendly

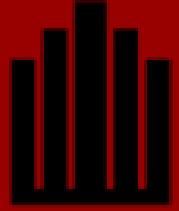
Strong Traffic & Development

- Supportive local government, attractive commercial zoning, and redevelopment opportunities along Manchester Road.
- Manchester Road sees 30,000+ vehicles daily, ensuring strong exposure for retail and service businesses.
- National and regional brands nearby drive consistent foot traffic and consumer activity.

Community

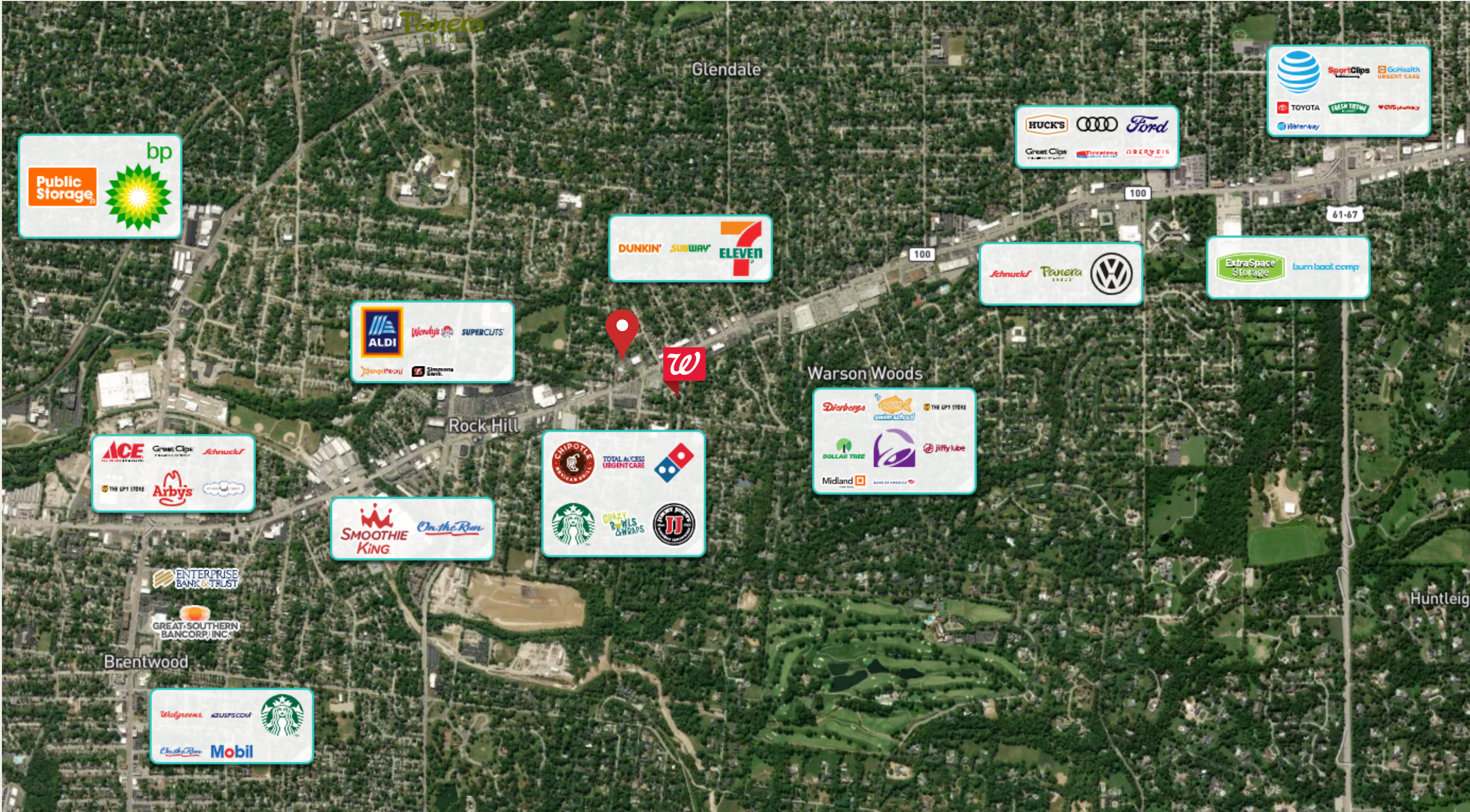
Loyal & Close-knit

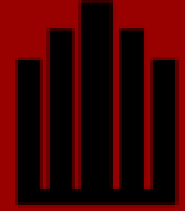
- Excellent schools and a safe neighborhood make Rock Hill a hub for families.
- With annual neighborhood events, family-friendly parks, and a supportive local government, Rock Hill cultivates loyalty from residents who value local businesses.



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LOCATION





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