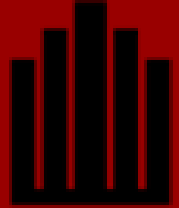


601 & 621 Big Bend Road, Manchester MO, 63021

CONTACT BROKER





# PROPERTY FEATURES

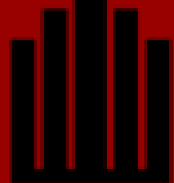
- Modernized exterior with attractive storefronts
- Prime corner location at Big Bend Rd & Sulphur Spring Rd
- Excellent visibility with monument signage
- Quick and convenient access to Highway 141
- Ample parking with a 6/1,000 SF parking ratio
- Units ranging from 1,080 SF to 6,667 SF
- Contiguous opportunities available
- Big Bend Road: 28,920 vehicles per day
- Sulphur Spring Road: 12,420 vehicles per day



621	West County Vet	663	Carron Family Dental
625	State Farm Insurance	667	Domino's
627	Minh C Truong	669	Edward Jones
629	20/20 Optical	671	Altered State Comics
631	Lazy River Grill	673	Dr. Hough
637	Dance Academy	677	Parks Tae Kwon Do
643	Hair Works	679-81	VACANT (4,027 SF) *
645	VACANT (1,080 SF)	685	SSM Health Physical Therapy
647	Wok Express	689	Fit Body Boot Camp
649	St. Luke's	699	VACANT (1,344 SF)
659	Big Bend Pharmacy	701	SG Mart, LLC

\*6,667 SF Contiguous

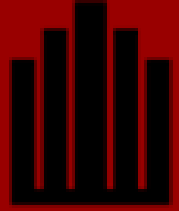




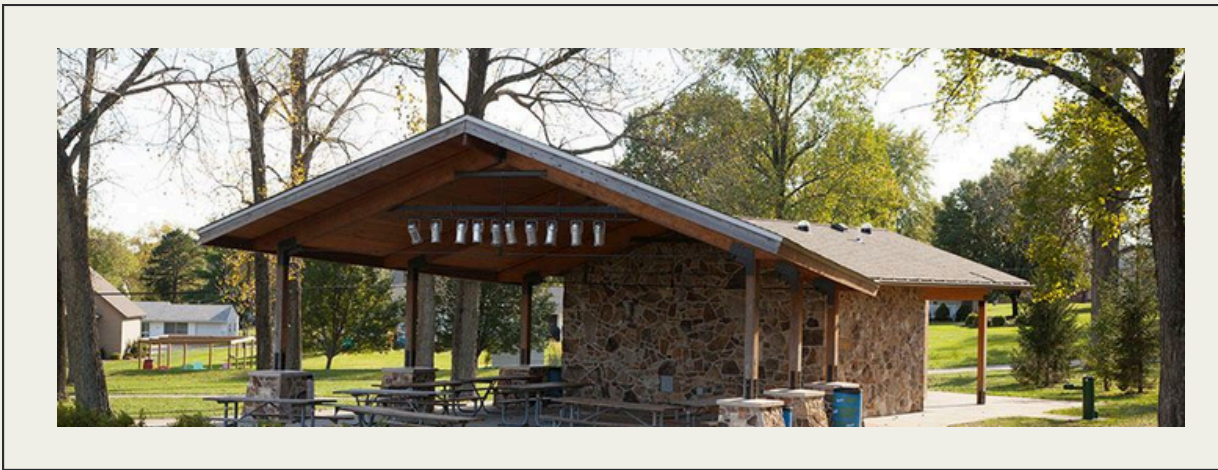
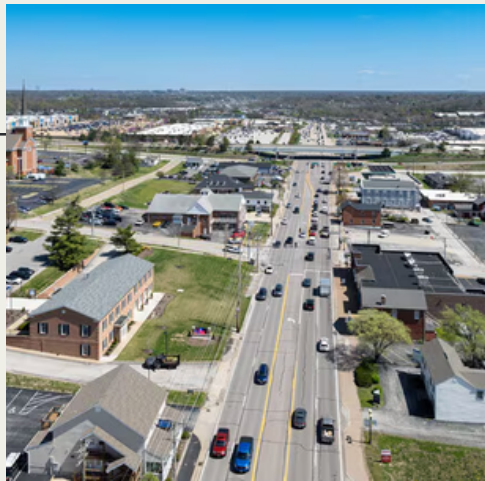
# 601 & 621 Big Bend Road, Manchester MO, 63021







PROFILE: MANCHESTER, MO



*Location*  
**Strategic West County Access**

- Manchester offers convenient access to major regional corridors including Interstate 44, Highway 141, Manchester Road (Route 100), and Big Bend Road.
- The city’s strong roadway connectivity supports steady commuter traffic and makes Manchester a desirable location for neighborhood retail and service-oriented businesses.

*Demographics*  
**Established, Stable & Affluent**

- Manchester is characterized by established residential neighborhoods with a strong base of homeowners and long-term residents.
- The area provides reliable consumer spending for retail, dining, and personal service uses.
- Proximity to Ballwin, Town & Country, and Chesterfield further enhances the trade area and customer draw.

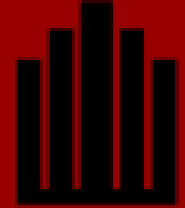
*Business Friendly*  
**Retail-Friendly & Proven**

- Manchester maintains stable property values, consistent traffic counts, and dependable demand for neighborhood and convenience retail.
- A strong mix of local businesses and national brands reflects Manchester’s proven appeal as a retail destination.

*Community*  
**Family-Oriented & Active**

- Manchester offers a high quality of life with well-maintained parks, trails, and recreational facilities.
- Manchester’s balance of residential stability and commercial accessibility makes it an attractive destination for both residents and visitors in West St. Louis County.





601 & 621 Big Bend Road, Manchester MO, 63021

## 2025 DEMOGRAPHICS

*1 Miles | 3 Miles | 5 Miles*

### Population

*13,801 | 72,154 | 149,850*

### Households

*5,434 | 29,470 | 59,097*

### Average Household Income

*\$111,118 | \$106,600 | \$118,141*



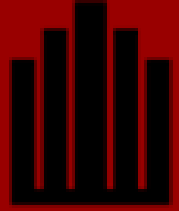




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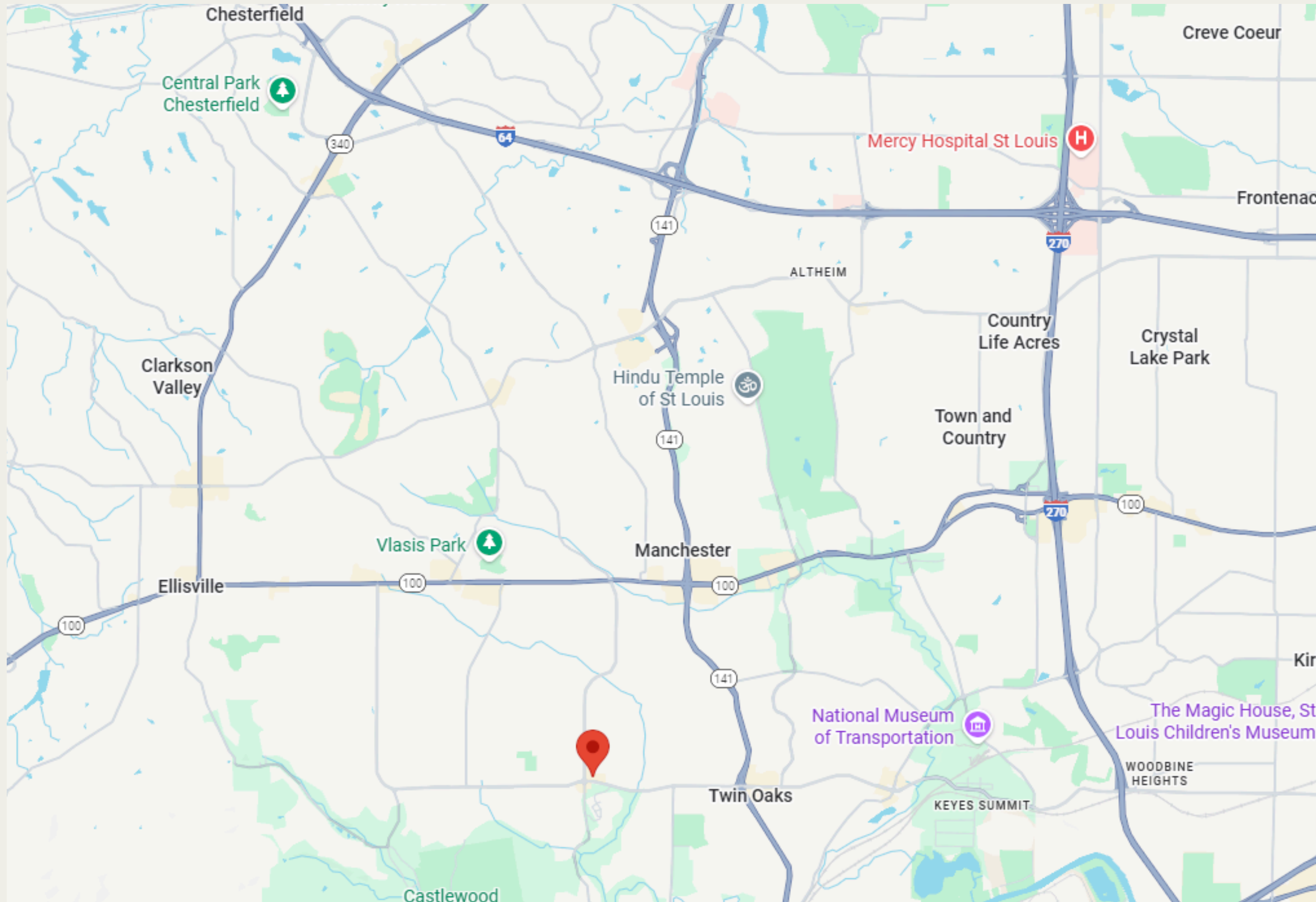






# 601 & 621 Big Bend Road, Manchester MO, 63021

## LOCATION



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**Partner**

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