



# 49 Ellisville Towne Centre Dr

Ballwin, MO 63011

**FOR SALE | \$10/PSF or \$930,000.00**



# Property Highlights

1

## High-Visibility Location

Prime frontage along Manchester Road (Route 100), one of West St. Louis County's busiest retail corridors

2

## Surrounding retailers

Steps from Home Depot, Kohl's, Commerce Bank, Hardee's, Mobil and two self-storage operators

3

## Signalized Access

Signalized access from Ellisville Towne Centre Drive at Manchester Road (Route 100)

4

## Zoned for Development

Zoned C-4A, permitting up to 3 stories or 55' — flexible for retail, restaurant or mixed-use development

5

## All Utilities Available

All utilities (water, sewer, electric) available to the site; no known building constraints

6

## Growing Trade Area

ZIP 63011 trade area home to ~37,500 residents with a median household income of \$124,454



# Area Demographics

## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

8,200 | 73,600 | 185,000



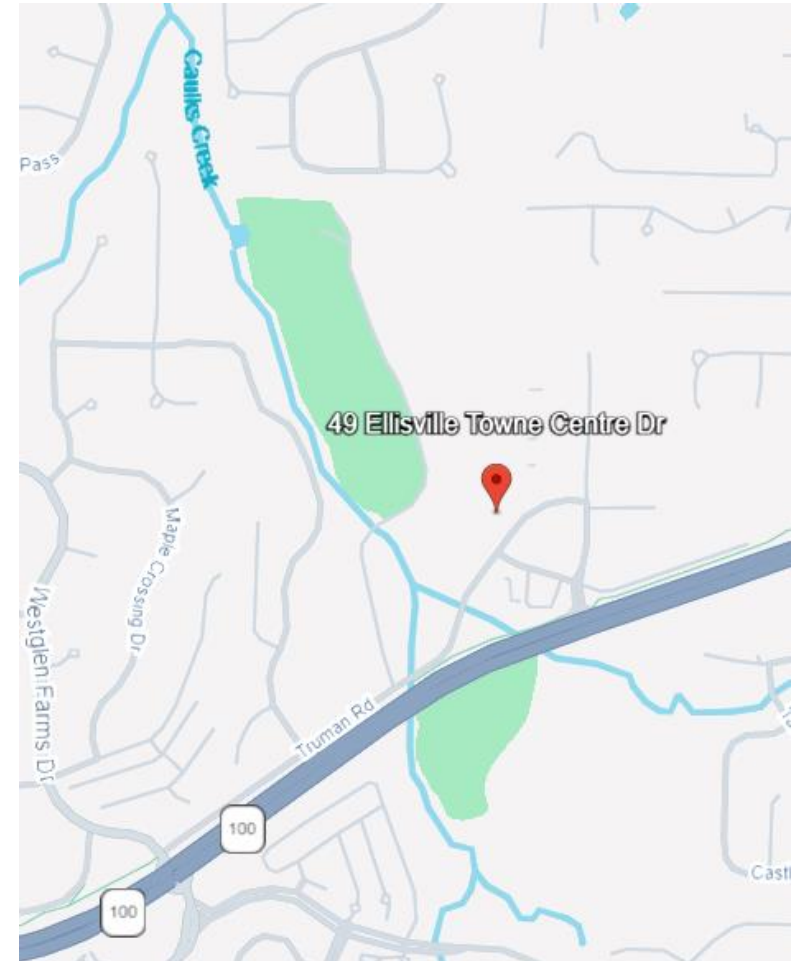
### Daytime Population

9,500 | 78,000 | 195,000



### Median Household Income

\$105,000 | \$120,000 | \$124,000



# Retail Trade Area & Traffic Counts



**~38,000 VPD**

Manchester Road (Rte 100)

**±1.5 Miles**

to Clarkson Rd (Rte 340)

# Trade Area Profile



## *Location*

### **Proximity & Accessibility**

- Fronts Manchester Road (Route 100) in Ballwin, ~1.5 miles from Clarkson Road (Route 340)
- Signalized access at Ellisville Towne Centre Drive with easy ingress/egress

## *Demographics*

### **Affluent & Educated**

- ZIP 63011 median household income of \$124,454, well above the regional average
- Highly educated West County population supporting strong retail and service spending

## *Retail Environment*

### **Stable & Supportive**

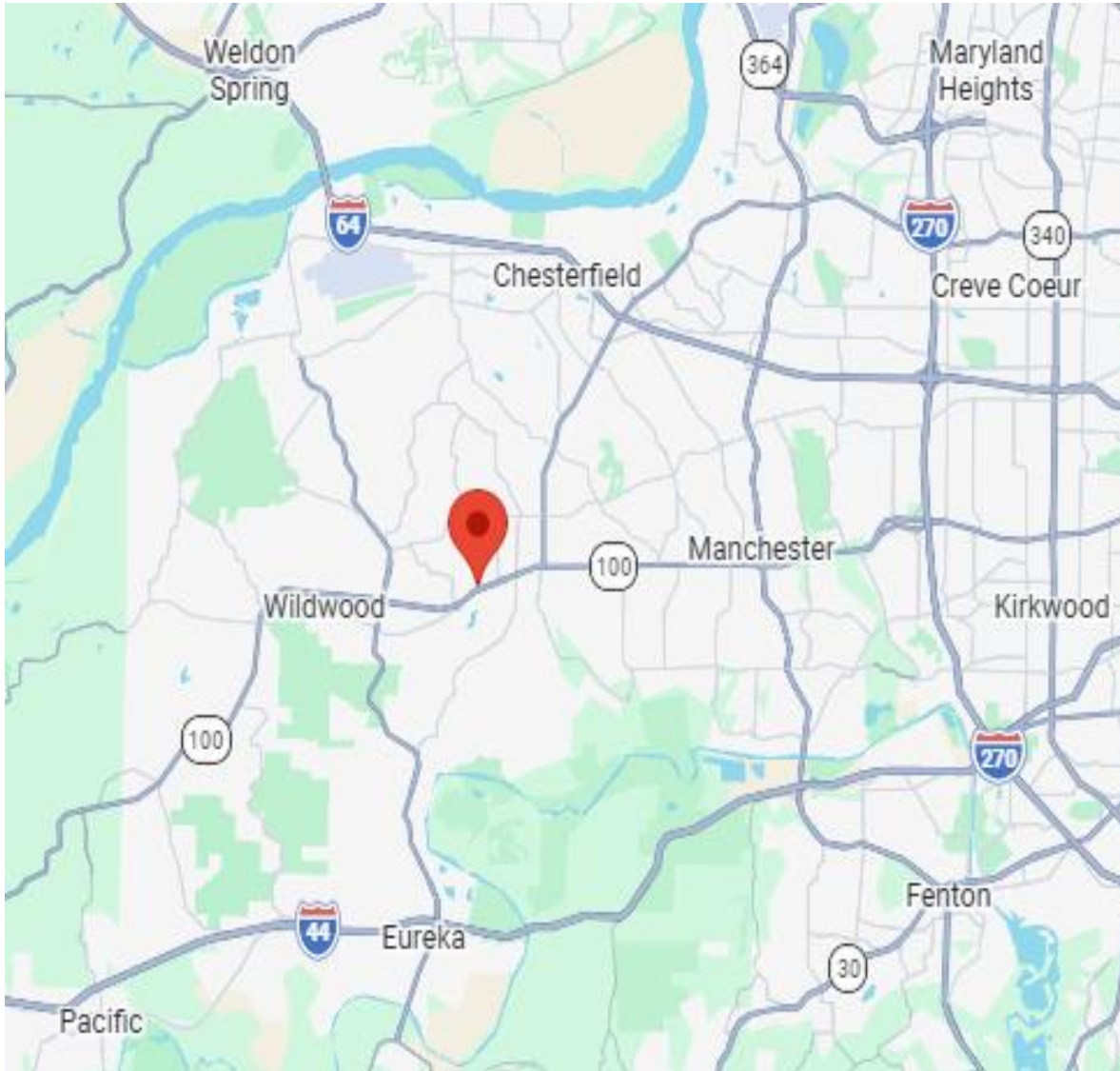
- Anchored trade area with Home Depot, Kohl's, and surrounding retailers driving consistent traffic
- C-4A commercial zoning supports a wide range of retail, restaurant and service uses

## *Community*

### **Involved & Vibrant**

- Served by top-rated Rockwood and Parkway school districts
- Established West County suburb with strong homeownership and long-term residential stability

# Location & Contact



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