



49 Ellisville Towne Centre Dr

Ellisville, 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



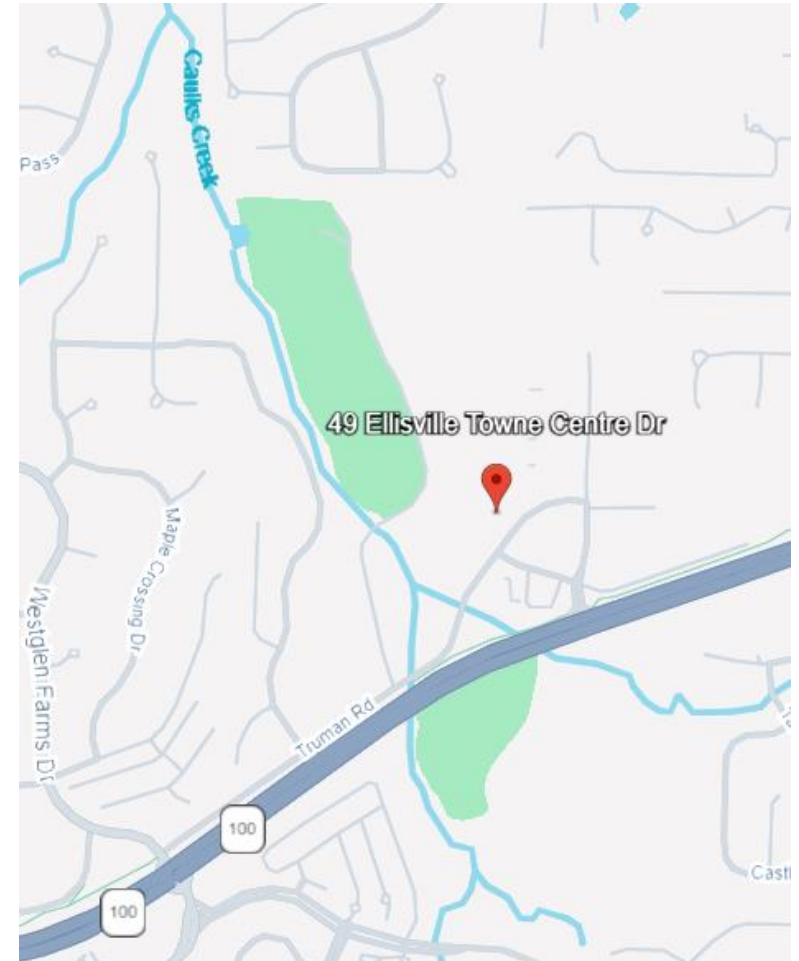
Daytime Population

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 Ellisville, ~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

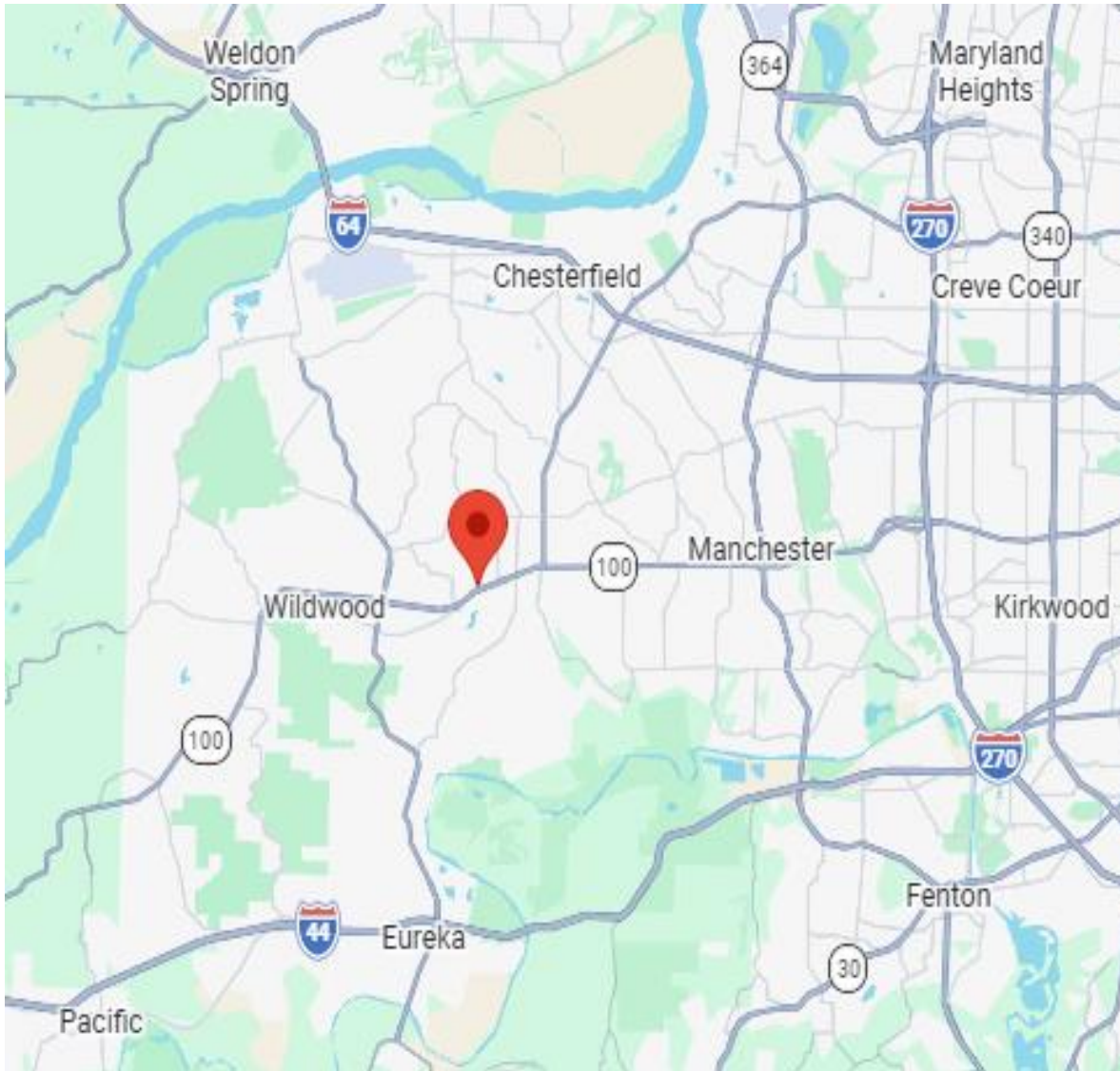
- Anchored trade area with Home Depot, Kohl's, and surrounding retailers driving consistent traffic
- C-4A commercial zoning supports a wide range of retail, restaurant and service uses

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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