

Dark Walgreens

14529 Manchester Rd, Manchester, MO 63011

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



Christian Becker

Associate Vice President

(512) 430-4466

christian.becker@matthews.com

License No. 794055 (TX)

Kyle Matthews

Broker of Record

Broker License No. 2017010164 (MO)

Firm No. 2022018843 (MO)

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An aerial photograph of a commercial district. A red rectangle highlights a property located between a large parking lot and a multi-lane road. The surrounding area includes various commercial buildings, parking lots, and green spaces. In the far distance, a city skyline is visible under a clear blue sky.

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Property Overview

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Investment Highlights

Property Highlights

- **VALUE-ADD REDEVELOPMENT OPPORTUNITY** – Walgreens has vacated the 15,120 SF building at 14529 Manchester Road, but its Absolute NNN lease runs through November 30, 2027. Based on the seller's rent schedule, approximately \$471,250 remains payable. At the asking price, a buyer would acquire the property for approximately \$191.80 per building square foot, with the remaining rent providing income while the buyer evaluates reuse or redevelopment of the 1.68-acre site.
- **AFFLUENT TRADE AREA** – The property serves Manchester and the surrounding west St. Louis County communities, where average household income exceeds \$166,312 within three miles. This affluent customer base supports the site's appeal to a range of retail and service users.
- **HIGH-VISIBILITY LOCATION** – Positioned at the signalized intersection of Manchester Road and Baxter Road, the property benefits from prominent corner exposure to more than 47,600 vehicles per day along Manchester Road.
- **ESTABLISHED RETAIL CORRIDOR** – Located along Manchester Road, one of west St. Louis County's primary shopping corridors, the property is surrounded by national retailers including Costco, Walmart, Aldi, Kohl's, PetSmart, Nordstrom Rack, Office Depot, and Academy Sports + Outdoors. This concentration of retailers draws shoppers from Manchester and neighboring communities.
- **ST. LOUIS MSA** – Manchester is an established suburb in west St. Louis County, approximately 15 miles from downtown St. Louis. The property benefits from its location within the St. Louis metropolitan area, which provides a broad base of residents, employers, and regional amenities. Manchester offers a suburban setting within this larger market, positioning the property to serve both local residents and the surrounding communities of west St. Louis County.
- **LARGE CORNER PARCEL** – The property occupies approximately 1.68 acres at the signalized intersection of Manchester Road and Baxter Road. Its 15,120 SF freestanding building and dedicated parking area give a buyer the ability to evaluate a range of reuse or redevelopment concepts, subject to the lease, zoning, and municipal approvals.
- **MANCHESTER ROAD IMPROVEMENTS** – The City of Manchester has funded pedestrian improvements along Manchester Road extending to Baxter Road, including upgraded sidewalks and safety features. The project represents continued public investment in the corridor surrounding the property.

 **Marquette High School**
±2,095 Students

 **Crestview Middle School**
±1,147 Students

Town and Country Crossing




Missouri Baptist University
±5,968 Students | ±829 Employees

Manchester Highlands



Subject Property



100 Manchester Rd ±39,489 VPD

Ellisville Square



Kohl's
SEPHORA



Public Storage



Twin Oaks Crossing



West County Center



 **Parkway South High School**
±1,485 Students



Subject Property

Manchester Rd ± 39,489 VPD

14529 Manchester Rd
Manchester, MO 63011

±15,120 SF
GLA

2002
Year Built

±47,600
Vehicles Per Day

Absolute NNN
Lease Type

\$191.80
Price Per SF



Financial Overview

Dark Walgreens

14529 Manchester Rd, Manchester, MO 63011



Financial Summary

\$2,900,000

List Price

\$435,000

NOI

\$191.80

Price Per SF

±1.68 AC

Lot Size

Property Details

Tenant Walgreens

Parcel Number 22R-3-1-068-5

Type of Ownership Fee Simple

Lease Guarantor Walgreens Corporate

Lease Type Absolute NNN

Roof and Structure Tenant's Responsibility

Lease Expiration Date 11/30/2027

Term Remaining ±1.2 years

Annualized Operating Data

Term	Dates	Annual Rent	Monthly Rent
Current Term	12/01/2002 - 11/30/2027	\$435,000.00	\$36,250.00



Financing Inquiries

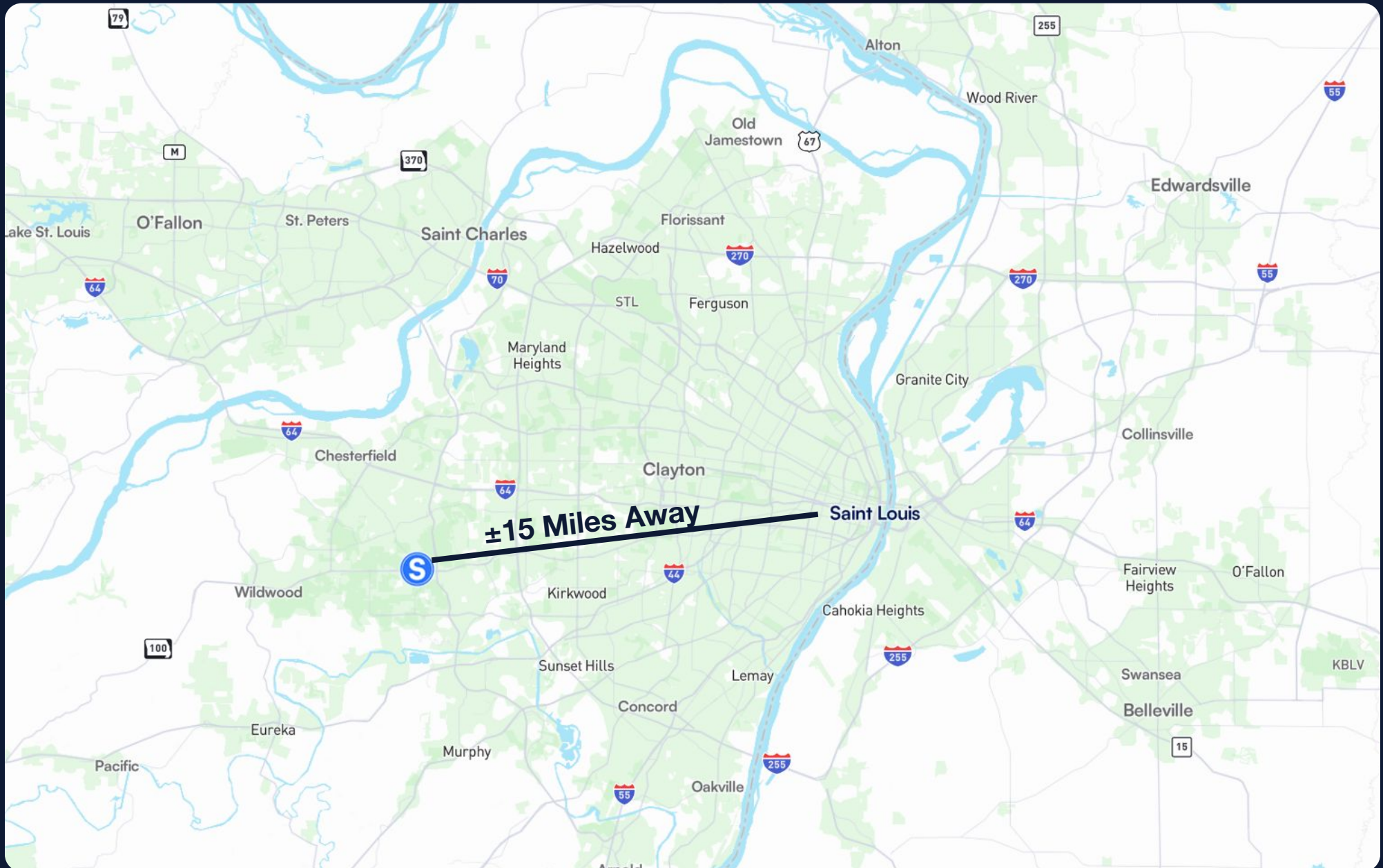
For financing options reach out to:

Gregory Kavoklis
(805) 630-8143
gregory.kavoklis@matthews.com

Market Overview

Dark Walgreens

14529 Manchester Rd, Manchester, MO 63011



Manchester, MO



Local Market Overview

Manchester is a well-established community in West St. Louis County, strategically positioned within the greater St. Louis metropolitan area. The city benefits from strong regional connectivity through Manchester Road and Missouri Route 141, providing convenient access to surrounding West County communities, employment centers, and major commercial areas.

The local market features a strong retail presence, with much of the city’s commercial activity concentrated along Manchester Road and Route 141. These corridors feature a diverse mix of shopping centers, national retailers, grocery stores, restaurants, automotive businesses, and daily-needs services. Manchester also benefits from its proximity to larger retail destinations throughout West County, expanding the surrounding trade area and consumer draw. Manchester’s established residential base and location within the St. Louis metropolitan area continue to support retail demand and commercial activity.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,953	84,846	159,163

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,571	34,701	64,244

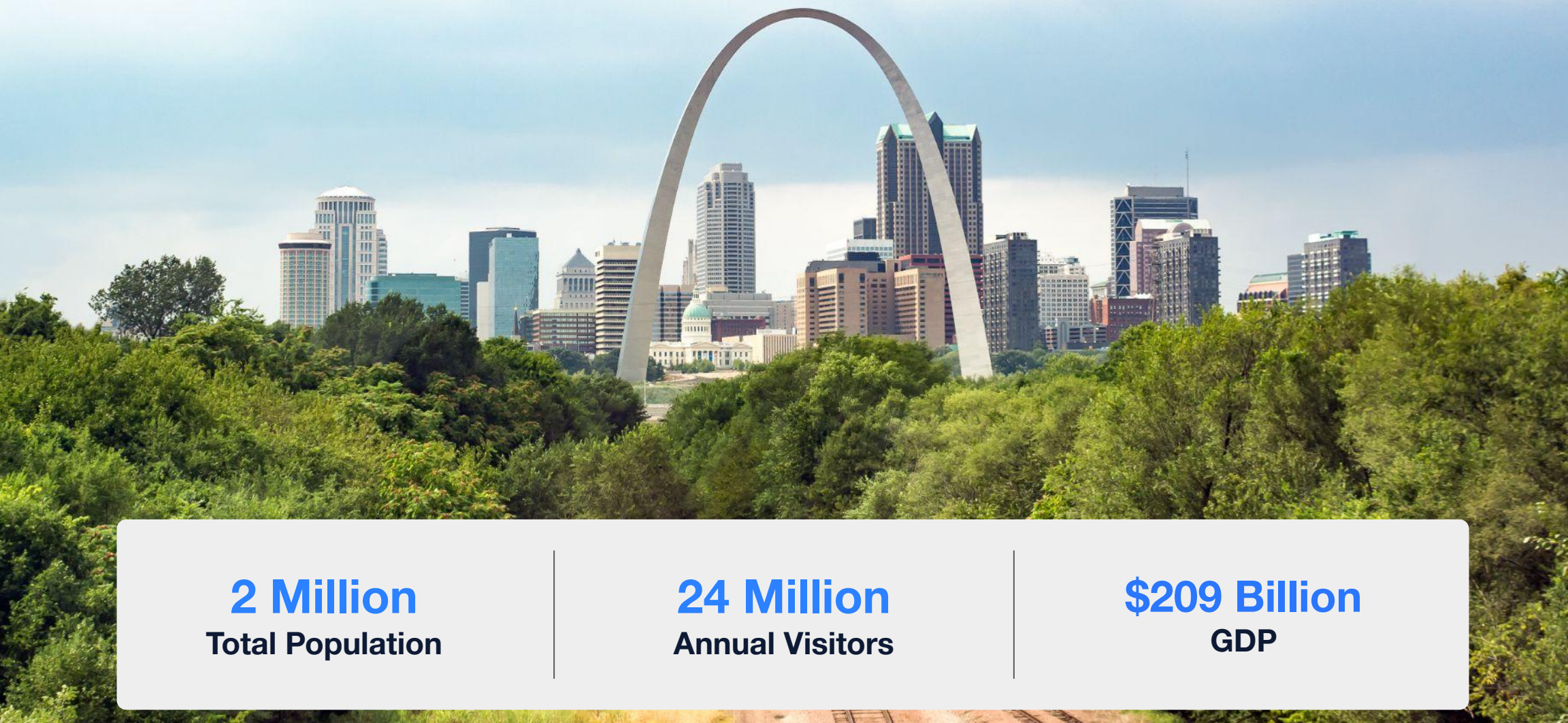
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$134,149	\$166,312	\$186,810

Saint Louis, MO

Local Market Overview

Saint Louis is a major economic and commercial center in the Midwest, strategically positioned along the Mississippi River with strong interstate, rail, and freight connectivity to markets throughout the United States. The regional economy is supported by a diverse mix of healthcare, education, aerospace and defense, manufacturing, financial services, logistics, and professional services, creating a broad employment base across the metropolitan area.

The market also features an established retail landscape supported by a large regional population and numerous commercial corridors throughout Saint Louis and the surrounding suburbs. Retail activity includes national retailers, grocery stores, restaurants, entertainment, and daily-needs services, while continued investment in mixed-use districts and neighborhood commercial areas supports ongoing development throughout the region.



2 Million
Total Population

24 Million
Annual Visitors

\$209 Billion
GDP

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **14529 Manchester Rd, Manchester, MO, 63011** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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