

Bradford Hills Shopping Center

15828-15896 Manchester Road Ellisville (Saint Louis), Missouri 63011



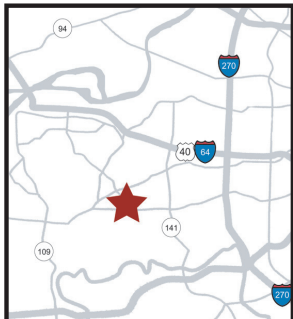
SHOP SPACE AVAILABLE

25,000 SF, 2,800 SF, 9,100 SF,
1,197 SF, 10,327 SF



PROPERTY HIGHLIGHTS

- **80,000 VPD** - Clarkson and Manchester Road
- Located at signalized intersection
- 3 ingress/egress points for easy access
- Located in highly active retail corridor among national tenants
- Total of 121,877 sq. ft.
- Primary trade area encompasses the high income communities of Ellisville, Wildwood and Ballwin (Saint Louis), Missouri



LOCATION

Southeast corner of Manchester and Clarkson Road (Clarkson turns into Kiefer Creek south of Manchester) in the city of Ellisville, Missouri.

MARKET DEMOS	1 mile	3 miles	5 miles
2020 Population	7,467	66,251	131,541
Households	2,668	23,279	47,798
Avg. HH Income	\$68,098	\$90,817	\$93,075

BRADFORD HILLS TENANTS

- Pizzarelli's
- Office Depot
- Einstein Bros Bagels
- Sports Clips
- Blossom Nails
- Southwestern Hearing
- Sport & Spine Rehab
- Fallon's Pub & Grill
- Club Fitness
- Rebel Roots

SURROUNDING RETAILERS

- Michaels
- McDonald's
- Schnucks
- Raising Canes
- Petco
- Kaldi's Coffee
- Fed Ex
- CVS
- Target
- Aldi
- Jack in the Box
- Chipotle
- Quick Trip
- Jimmy Johns
- Joann Fabrics
- The Tile Shop

For information contact Jim J. Otis: ☎ **314-434-4004** ✉ jjotis@otisandclark.com

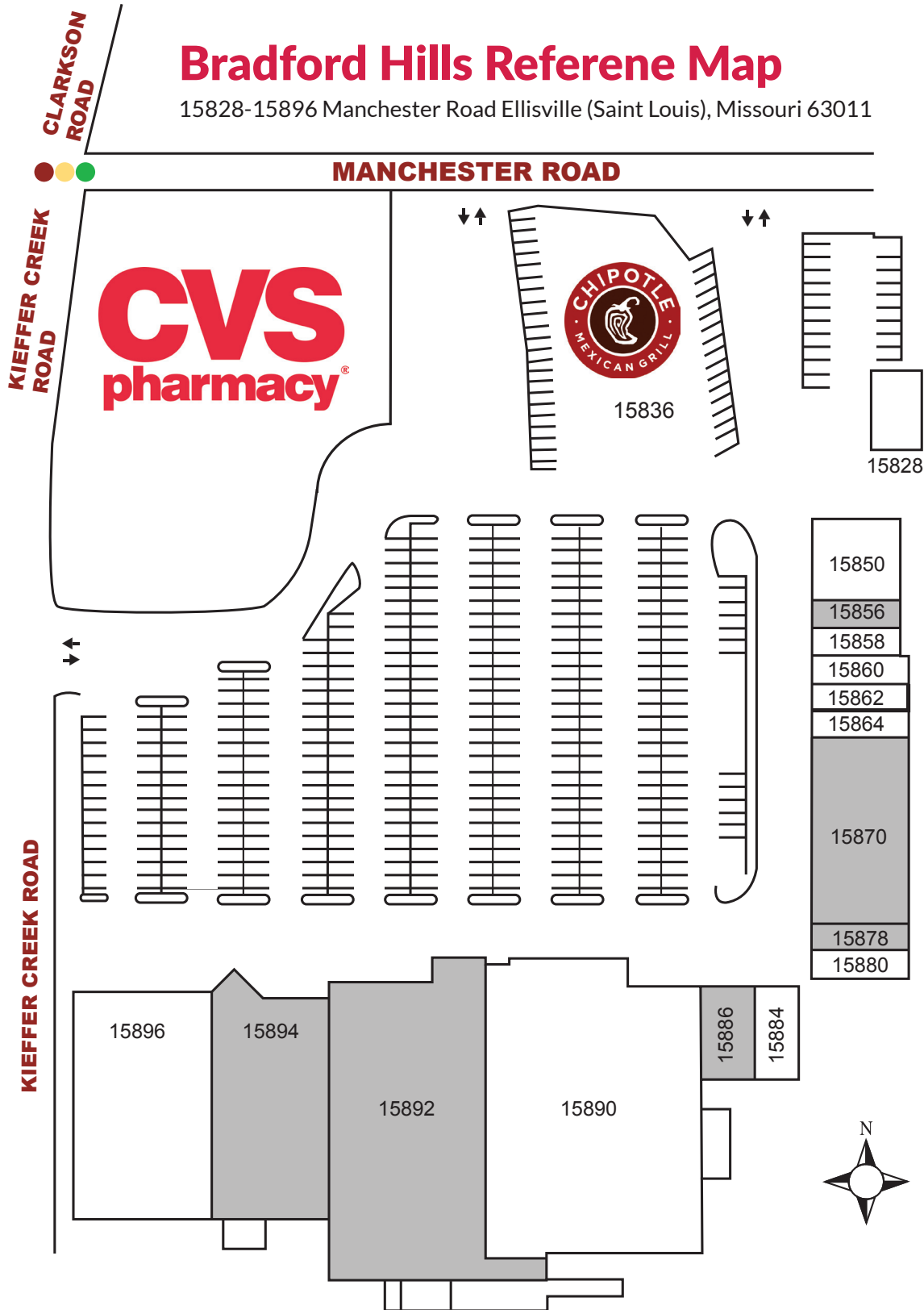
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Otis & Clark Properties

Bradford Hills Referene Map

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STE#	TENANTS	SqFt	STE #	TENANTS	SqFt
15828	Einstein Bros Bagels	2,400	15878	Vacant	888
15850	Fallon's Pub & Grill	4,013	15880	Rebel Roots	2,400
15856	Vacant	1,187	15884	Sport & Spine	2,205
15858	Pizzarelli's	1,300	15886	Vacant	2,800
15860	Blossom Nails	1,400	15890	Club Fitness	35,000
15862	Sports Clips	1,400	15892	Vacant	25,213
15864	SouthWest Hearing Cnt	1,360	15894	Vacant	10,327
15870	Vacant	9,449	15896	Office Depot	21,423

Please note that this map is for reference purposes only and is not to scale