

# Warson Woods

Manchester Road at Andrew Drive  
Saint Louis, Missouri



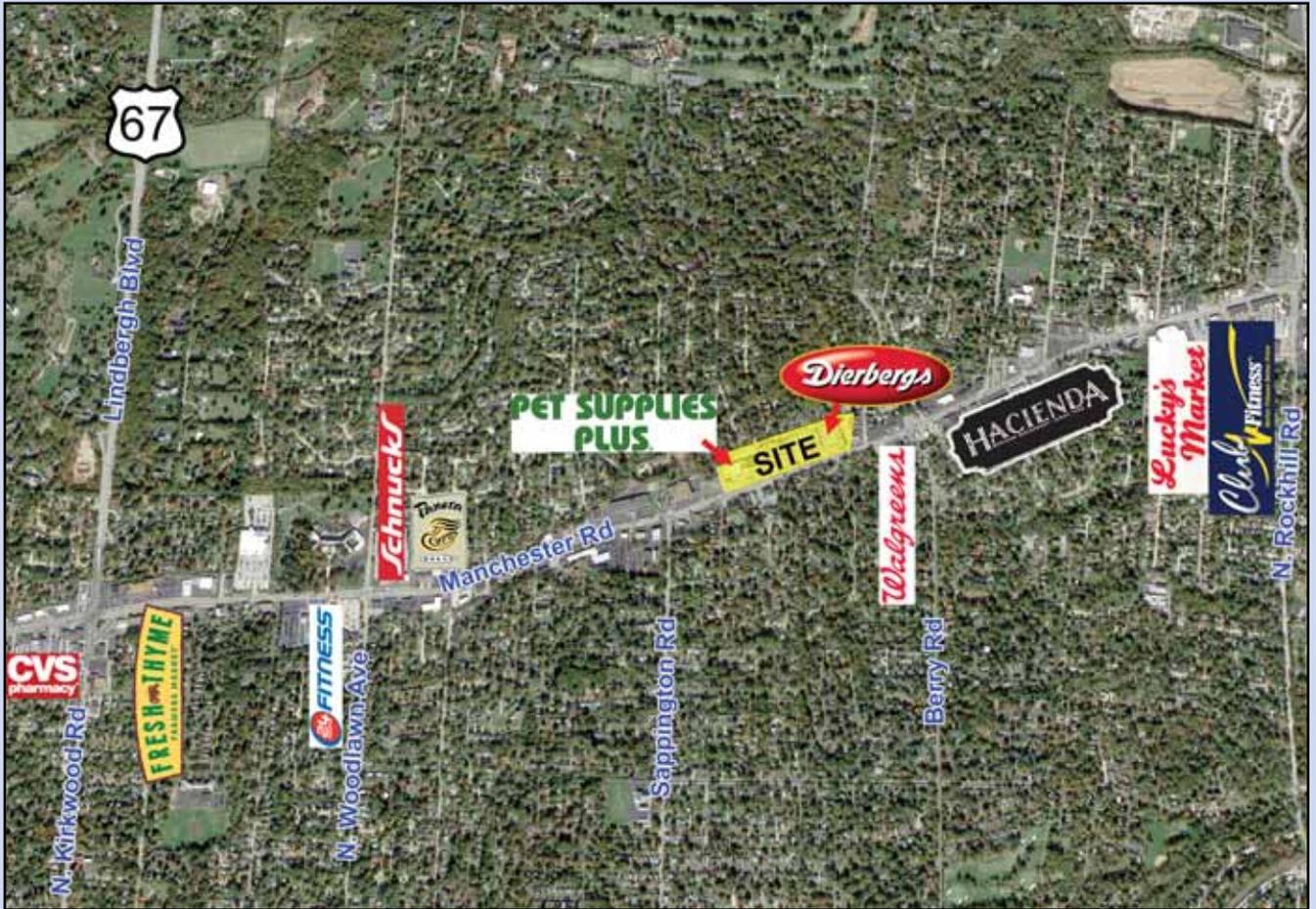
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Demographics	1-Mile	3-Mile	5-Mile
2024 Population	11,068	83,561	237,286
2024 Average Household Income	\$187,075	\$158,698	\$144,155

- Located within minutes of Brentwood, Ladue, Glendale, Des Peres, Webster Groves and Kirkwood.
- Located within a few miles of I-44, I-64/Hwy 40, and I-270.
- Anchored by Dierbergs Markets and Pet Supplies Plus

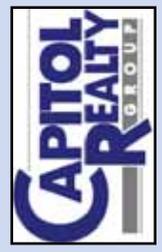


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<u>Space</u>	<u>Tenant</u>	<u>Size (sf)</u>	<u>Space</u>	<u>Tenant</u>	<u>Size (sf)</u>
1	Halbert Rug Company	1,400	11	Performance Eyecare	1,867
2	Beltone	1,100	12	Goldfish Swim School	10,000
3	Pet Supplies Plus	13,000	13	Bank of America	3,660
4	Hertz	1,911	14	Available	419
5	IMAGE Studios	3,500	15	Salon Vivid	585
6	Fit Body Boot Camp	2,000	16	Edward Jones	800
7	Wildbirds Unlimited	2,653	17	Koibito Poke	900
8	Xtreme Tan	1,936	18	Available	1,130
9	Silver Pancake House	2,803	19	UPS Store	1,041
10	Village Cleaners	2,160	20	There She Goes	2,600



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