

# For Sale

3,159± Sq. Ft. Building on 8,569± Lot

9641 Manchester Rd.  
Rock Hill, MO 63119

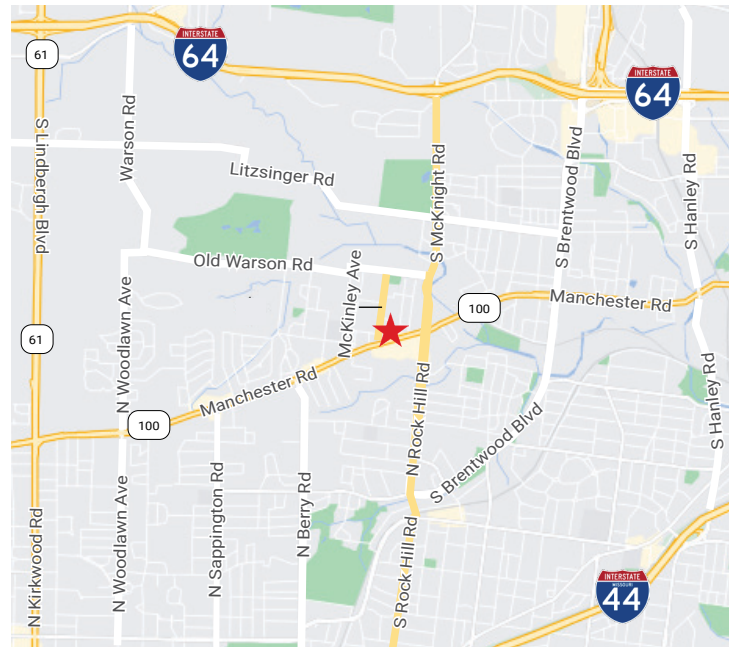


## Sale Price: \$550,000.00

- Redevelopment Opportunity in Well Established Retail Area
- Located in High Profile Section of Manchester Rd.
- Adjacent Properties Are High Volume Quick Serve Restaurants
- Traffic Count of 32,038 Vehicles Per Day
- Existing 3,159± Sq. Ft. Building Has Newer TPO Roof and Updated HVAC
- Easement Access to McKinley

**Ashley Bowersox**

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