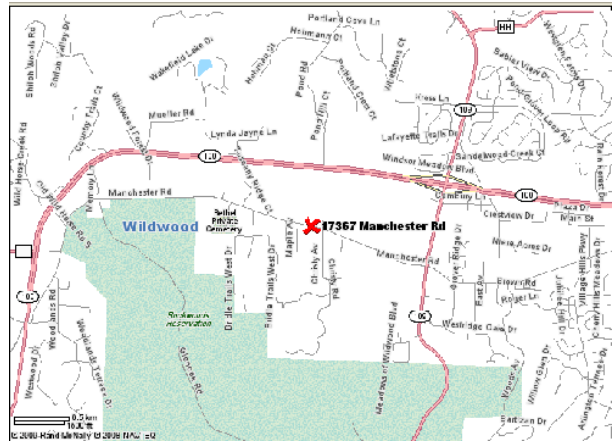


# 17367 OLD MANCHESTER RD., WILDWOOD, MO 63040

- ◆ NORTHEAST CORNER OF OLD MANCHESTER ROAD & POND ROAD
- ◆ MIXED USE DEVELOPMENT OPPORTUNITY
- ◆ POND HISTORIC DISTRICT ZONING

**1.69 +/- ACRES  
FOR SALE  
\$450,000**



**LOCATION MAP**

### DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	23,273	55,722	217,926
Household			
Income (Avg)	\$152,489	\$158,700	\$123,492

### TRAFFIC COUNTS

State Hwy 100 & Lynda Jane Ln. 13,000 ADT  
Manchester Rd. & West Glen Farms 33,532 ADT

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