

FOR LEASE

750 - 2,384 SF Office / Retail Space

Clarkson Clayton Center at 317-355 Ozark Trail, Ellisville MO 63011

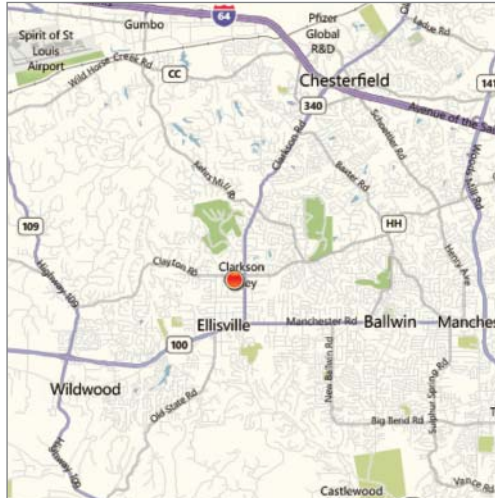


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	5,994	67,964	136,946
Households	2,267	24,742	50,531
Avg HH Inc. \$	\$105,394	118,341	120,197

Traffic Counts

- 22,740 VPD on Clayton Rd
- 35,680 VPD on Clarkson Rd



Property Highlights

- Professional office / retail space located in the Clarkson Clayton Center development
- Access from signalized entrance
- Great demographics & traffic counts
- Building/monument signage available
- Great tenant mix with Dierbergs, Chevys, service & medical offices

Lease Rate

\$12.75 psf, NNN



Commercial Real Estate Services, Worldwide.

Contact

Brenda Lowder
314 994 2327 Direct
314 952 5238 Mobile
blowder@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

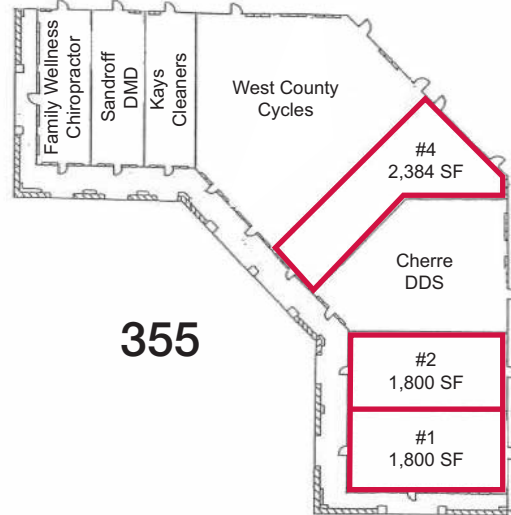
8235 Forsyth Blvd Ste 210 | St Louis MO 63105
Phone 314 994 4444 | Fax 314 994 4088
www.naidesco.com | info@naidesco.com

SITE PLANS

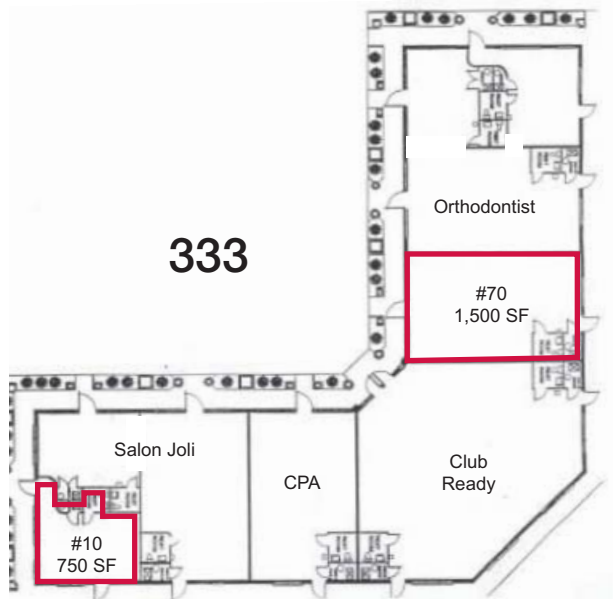
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