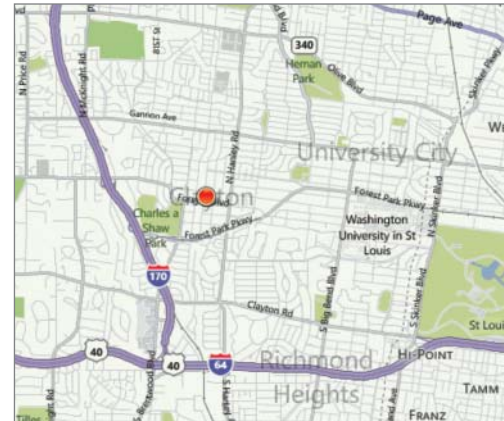


FOR SALE / LEASE

2,208 SF Restaurant Building

20 N. Central Ave, Clayton MO 63105

PLEASE DO NOT DISTURB BUSINESS OR DISCUSS WITH EMPLOYEES



Property Highlights

- Freestanding restaurant/bar in Clayton
- Turnkey opportunity with restaurant equipment, fixtures, & furniture
- Walk-in cooler & freezer
- 28,040 VPD on Maryland Ave
- Strong daytime population with major employers nearby including Graybar & Brown Shoe

U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	15,850	114,065	310,160
Households	6,987	50,733	136,616
Avg HH Inc. \$	128,093	81,972	70,110

Sale Price / Lease Rate

\$815,000 / \$22.00 psf, NNN

There are 40,000 employees working in the Clayton Business District



Commercial Real Estate Services, Worldwide.

Contact

John T. McDonald, Jr.
314 994 2325
jmcDonald@naidesco.com

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

AERIAL

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