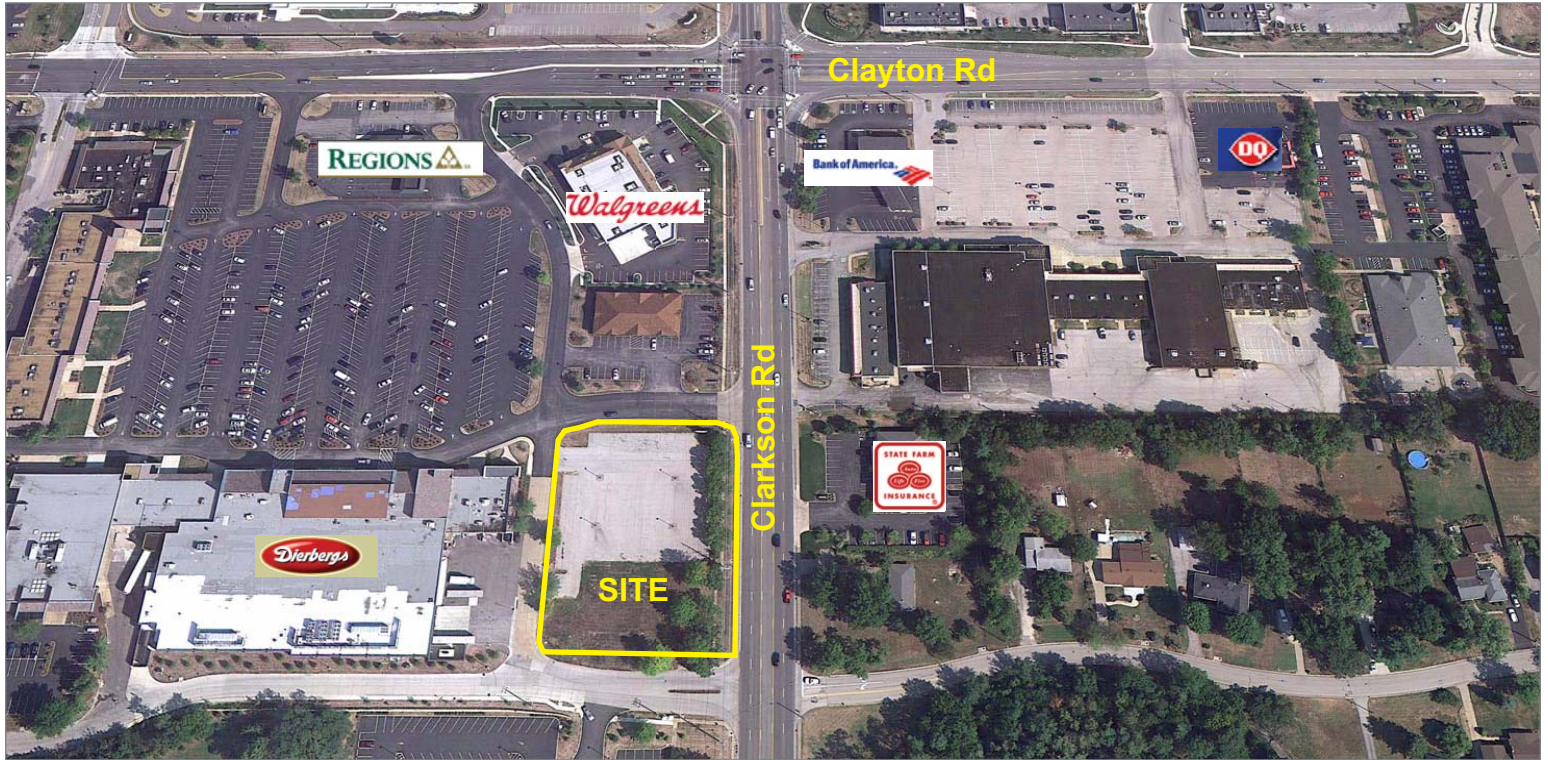


# FOR SALE

## 1.23 Acre Outlot

304 Clarkson Rd, Ellisville MO 63011

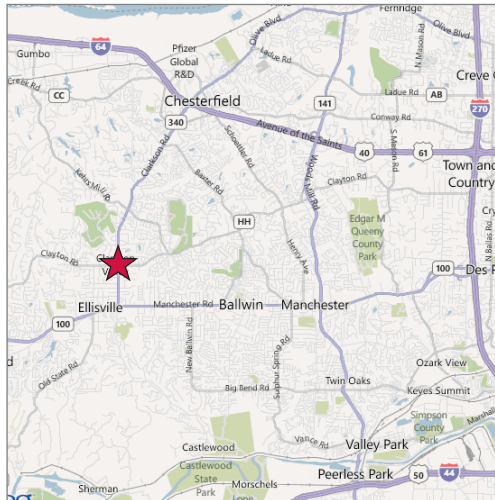


### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	6,502	69,528	140,180
Households	2,447	25,524	51,892
Avg HH Inc	\$105,702	116,273	119,928

### Traffic Counts

- 35,680 VPD on Clarkson Rd
- 21,430 VPD on Clayton Rd



### Property Highlights

- 1.23 Ac leveled outlot in Clarkson Clayton Center
- 295' frontage on Clarkson
- Center turn lane on Clarkson, signalized access at Ozark Trail Rd & Clayton Rd
- Great traffic, access & visibility
- Nearby retailers include Dierbergs, Walgreens, Chevy's, Dewey's Pizza, Edward Jones & GNC

### Lease Rate

\$15,500 / month



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.

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