

FOR LEASE

1,200 - 3,876 SF Office / Retail

516 & 518 S. Hanley Rd, Clayton MO 63105

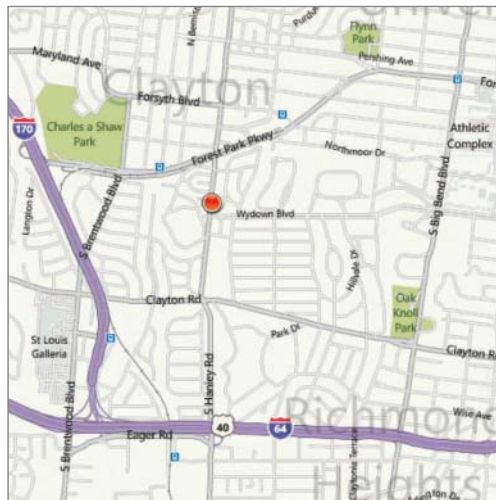


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	14,919	119,297	316,263
Households	6,560	53,615	139,515
Avg HH Inc. \$	135,348	80,086	69,739

Traffic Counts

- 30,900 VPD on Hanley Rd
- 46,580 VPD on Forest Park Pkwy



Property Highlights

- 1,200 - 3,876 SF office / retail space available
- Ideal location for a service user with a daytime population of 94,000 in a 3-mile radius
- Easy access from Forest Park Pkwy, I-170 & I-64/40
- Street & rear garage parking

Lease Rate

\$18.00 psf, Modified Gross



Commercial Real Estate Services, Worldwide.

Contact

Michael Wolken, SIOR
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mwolken@naidesco.com

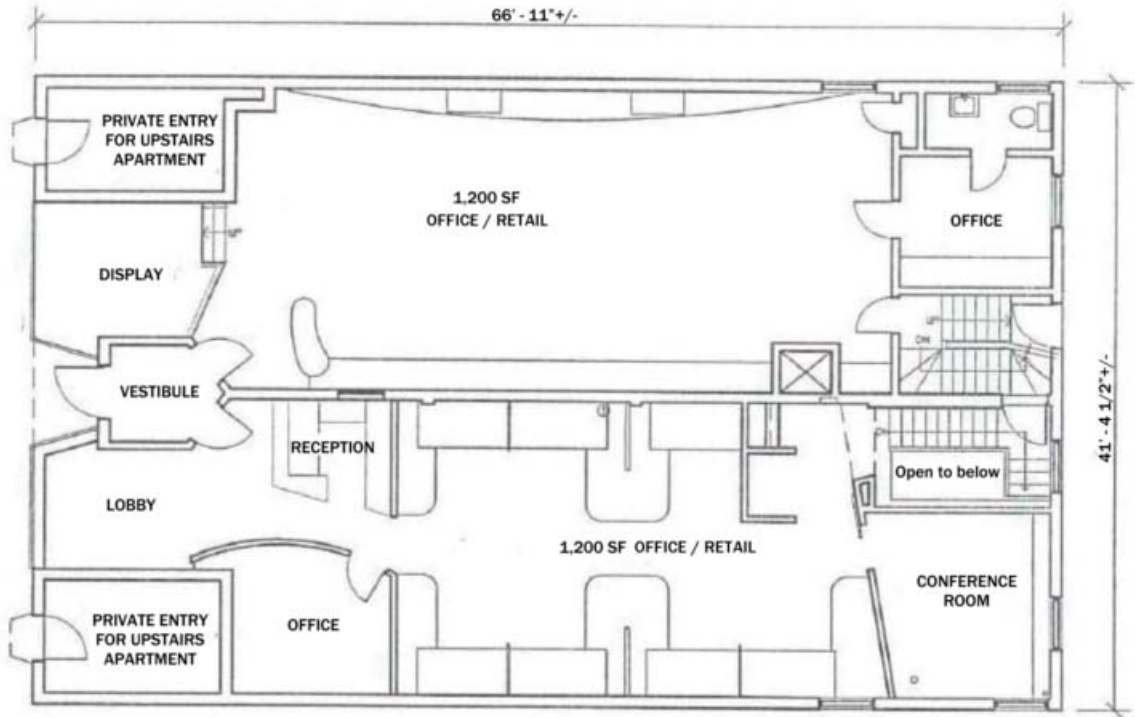
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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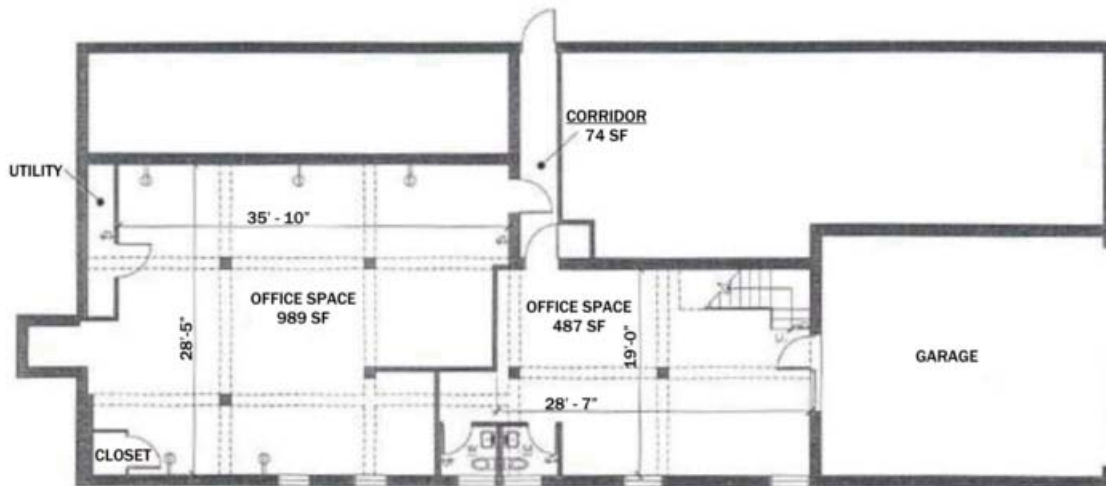
FLOOR PLANS

516 & 518 S. Hanley Rd, Clayton MO 63105

Second Floor



First Floor



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