

1,658 SF 2ND FLOOR PROFESSIONAL OFFICE FOR LEASE IN CLAYTON

7801-7805 CLAYTON ROAD | SAINT LOUIS, MISSOURI 63117



1,658 SF 2ND FLOOR OFFICE

- 7803A Clayton Road
- 1,658 SF rentable retail space available
- All usable space - no load factor
- 17 fully operable expansive windows in front, sides and rear of space
- **LEASE RATE: CALL BROKER FOR DETAILS**

PROPERTY HIGHLIGHTS

- Located on Clayton Road between Brentwood Blvd and Hanley Road
- Excellent Clayton Road visibility
- Free on-site parking and additional street parking available
- Convenient access to the Clayton CBD, I64/40, Forest Park Pkwy, Brentwood Blvd, Hanley Road, and Big Bend Blvd

For additional information, please contact:

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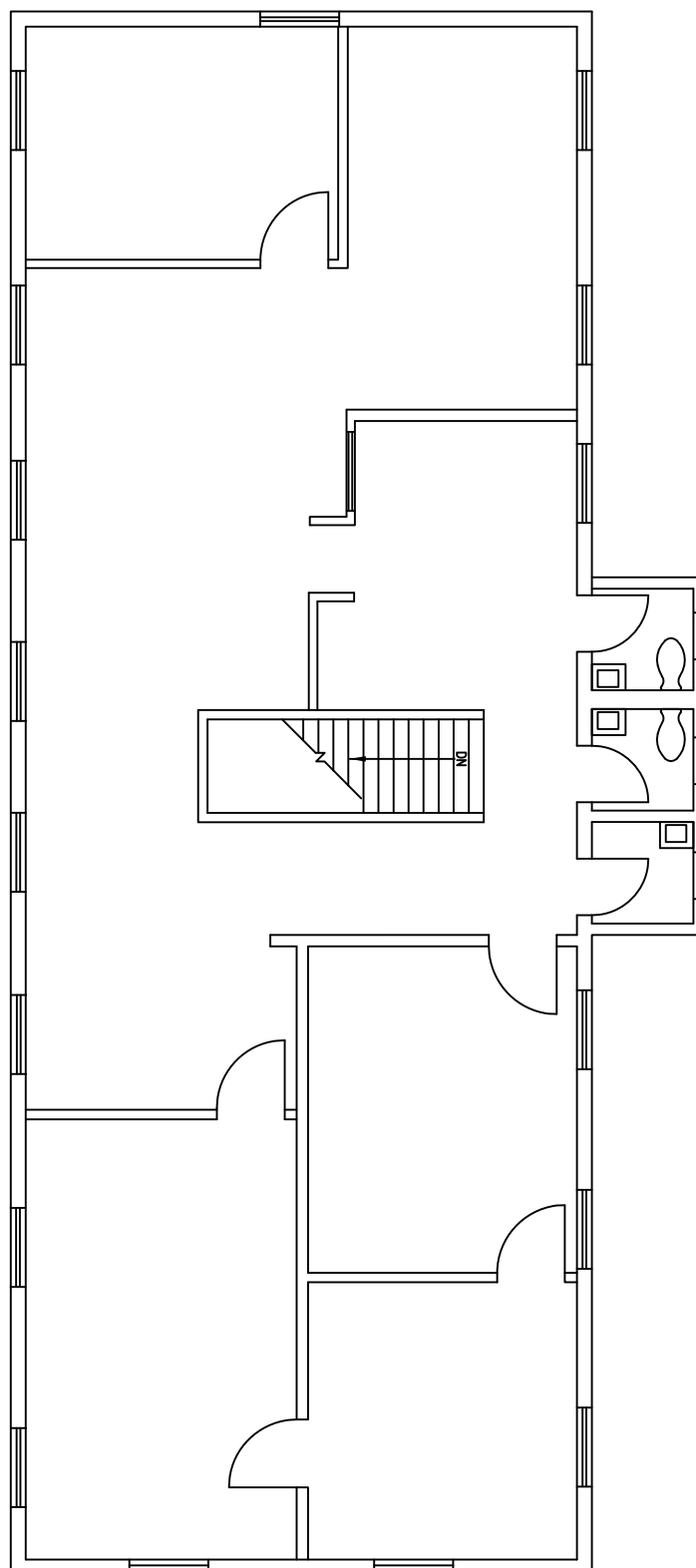
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DEMOGRAPHICS	1 MILE	DEMOGRAPHICS	3 MILE	DEMOGRAPHICS	5 MILE
Population:	13,511	Population:	115,304	Population:	299,395
Daytime Employment:	57,327	Daytime Employment:	118,692	Daytime Employment:	230,103
No. of Households:	6,298	No. of Households:	52,018	No. of Households:	138,182
Avg. Household Income:	\$186,353	Avg. Household Income:	\$132,079	Avg. Household Income:	\$110,457

ANNUAL AVERAGE DAILY TRAFFIC
Clayton Road: 13,616 VPD