

PROMINENT CLAYTON COMMERCIAL BUILDING



BEN CHERRY, CCIM

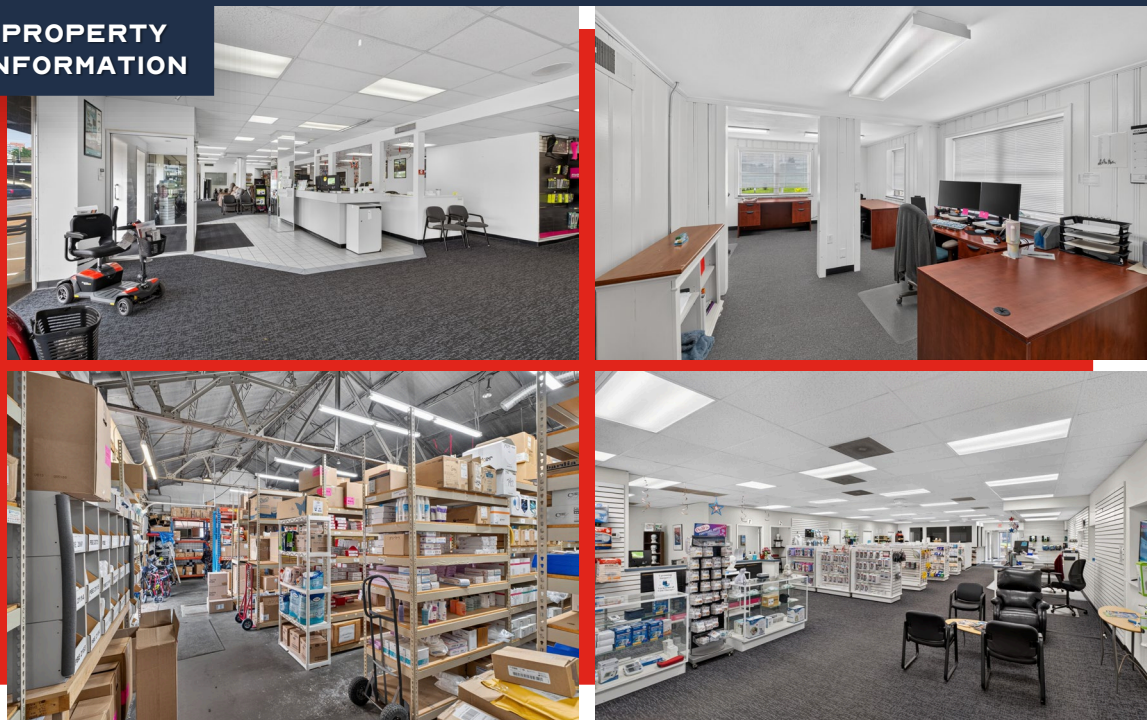
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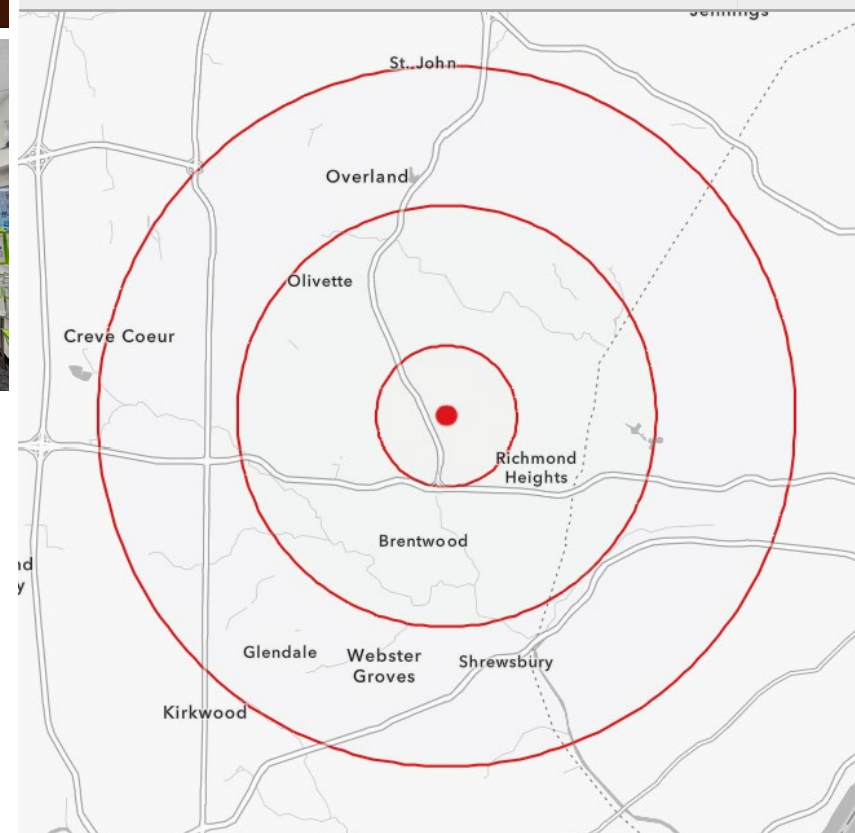
**444 SOUTH BRENTWOOD BOULEVARD
CLAYTON, MO 63105
5,000 - 15,518 S.F. | \$20.00/S.F. N.N.N.**

PROPERTY INFORMATION



- **PROMINENT FREE-STANDING CLAYTON COMMERCIAL BUILDING**
- **VERSATILE BUILDING FOR OFFICE, RETAIL, SHOWROOM SPACE WITH SMALL STORAGE**
- **SINGLE-TENANT OR MULTI-TENANT OPPORTUNITY**
- **40 PARKING SPACES (2.53/1,000 SF RATIO)**
- **HIGHLY-VISIBLE LOCATION ON S. BRENTWOOD BLVD WITH 40K VPD**
- **CONVENIENT ACCESS TO I-170 OR I-64 AND DOWNTOWN CLAYTON CBD**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		14,051	111,838	286,265
HOUSEHOLDS		6,549	50,707	133,411
AVERAGE HH INCOME		\$251,476	\$170,513	\$140,252



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FLOOR PLAN



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AERIAL



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