

1,100 SF & 1,400 SF RETAIL / SERVICE SPACES AVAILABLE FOR LEASE

2-92 CLARKSON WILSON CENTER | CHESTERFIELD, MO 63017



- ▶ **Signalized intersection at Clarkson and Wilson Roads**
- ▶ Thriving neighborhood retail shopping center in densely populated, affluent neighborhood
- ▶ Join TruNorth Fitness, Sushi Boat, Kennelwood Day Camp, Sarah's Cake Shop, St. Louis County Government Center, Your Village STL and other well-established, long-standing businesses
- ▶ Excellent Clarkson Road visibility and access
- ▶ Building and monument signage fronting Clarkson Road
- ▶ Ample parking (5:1,000)
- ▶ Clarkson Road traffic volume: 21,674 vehicles per day
- ▶ **LEASE RATE: CALL BROKER FOR DETAILS**

For additional information, please contact:

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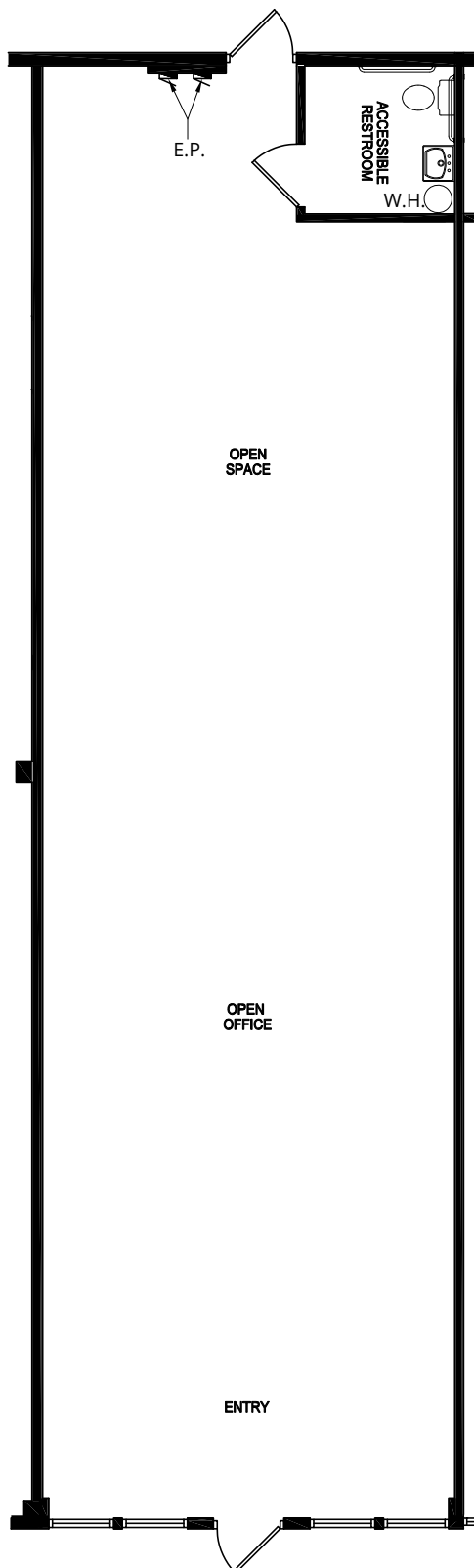
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HUTKIN
DEVELOPMENT COMPANY

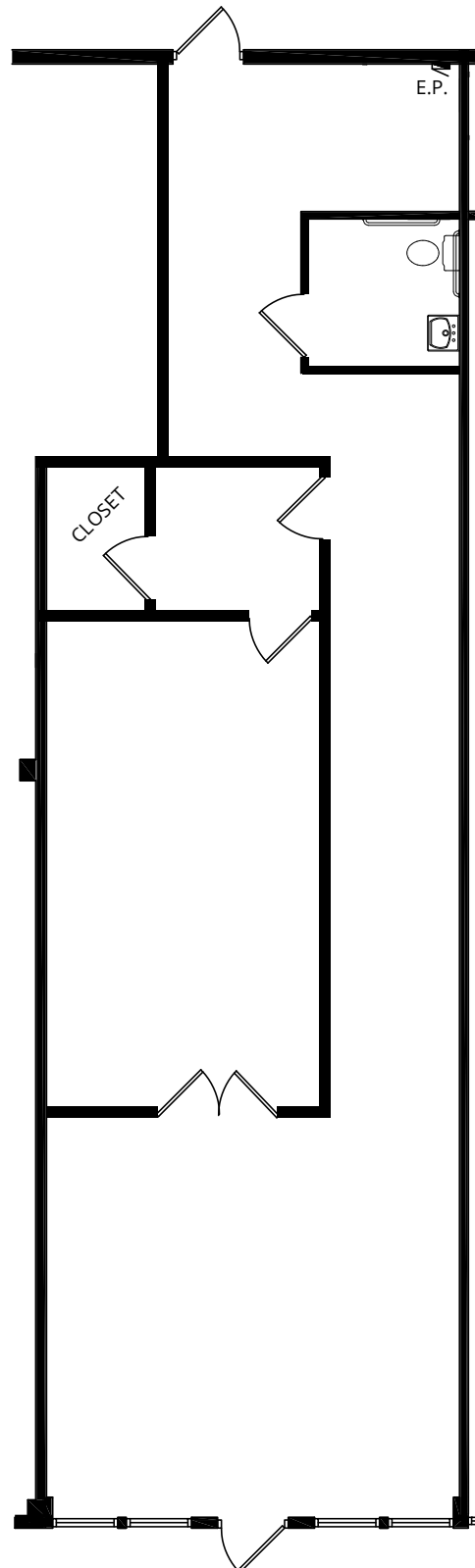
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6 CLARKSON WILSON CTR
1,400 SF



14 CLARKSON WILSON CTR
1,100 SF

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	8,000	56,580	135,936
Daytime Employment:	1,687	108,567	155,873
Number of Households:	2,956	22,710	52,732
AVG. Household Income:	\$273,836	\$204,916	\$203,784

ANNUAL AVERAGE DAILY TRAFFIC	2024
Clarkson Road (MO-340):	21,674