

454 - 680 SF LOWER LEVEL OFFICE SPACES AVAILABLE FOR LEASE

14824 CLAYTON ROAD | CHESTERFIELD, MO 63017

**LOWER LEVEL OFFICE
AVAILABLE**



454 SF - 680 SF LOWER LEVEL OFFICE SPACES AVAILABLE

- 14824 Clayton Road #17: 640 SF Available - **LEASE RATE: CALL BROKER FOR DETAILS**
- 14824 Clayton Road #21: 630 SF Available - **LEASE RATE: CALL BROKER FOR DETAILS**
- 14824 Clayton Road #22: 680 SF Available - **LEASE RATE: CALL BROKER FOR DETAILS**
- 14824 Clayton Road #24: 454 SF Available - **LEASE RATE: CALL BROKER FOR DETAILS**
- Lower level office spaces located in thriving neighborhood retail center anchored by The Shack, Fit-Flavors, Mimi's Bridal & Boutique, Barrel House, Fyzical Therapy & Balance Centers, and Ignite Performance and Health
- Newly renovated facade
- 5.5 per 1,000 parking ratio
- Located near the signalized intersection of Clayton Road and Baxter Road with high visibility from and great access to Clayton Road
- Traffic volume on Clayton Road: over 37,000 vehicles per day

For additional information, please contact:

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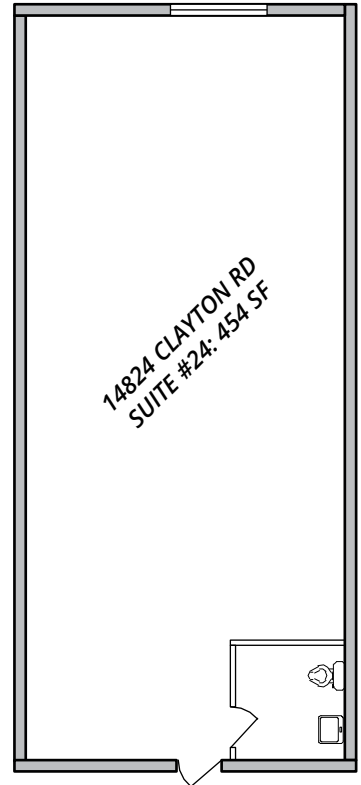
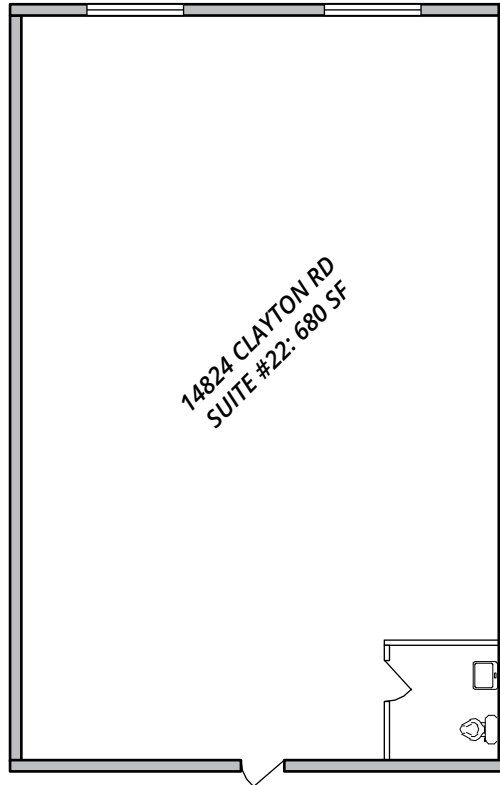
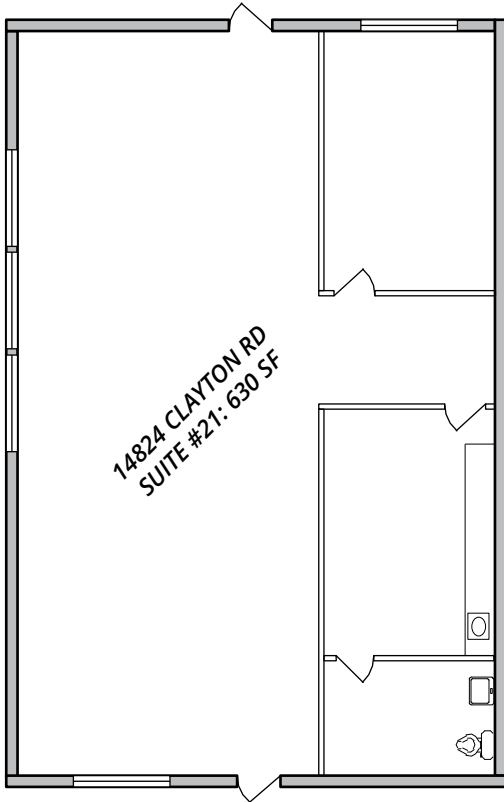
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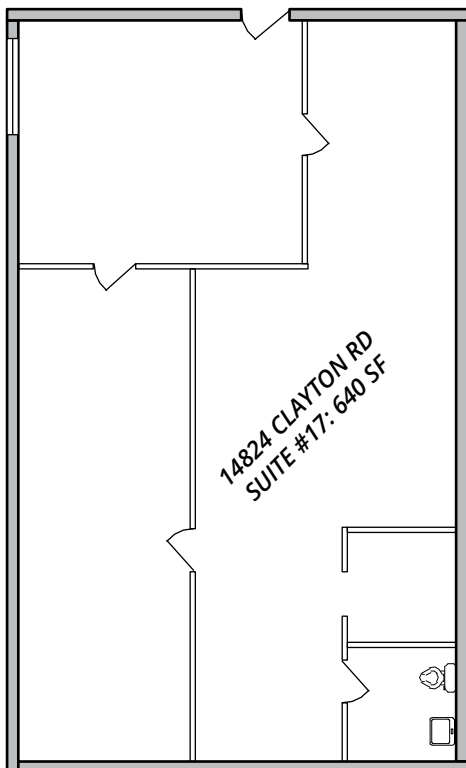
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PRIVATE ENTRANCE FROM EXTERIOR



HALLWAY



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DEMOGRAPHICS	1 MILE	DEMOGRAPHICS	3 MILE	DEMOGRAPHICS	5 MILE	TRAFFIC VOLUME (AADT)
Population:	8,377	Population:	72,755	Population:	165,988	Clayton Road: 37,428
Daytime Employment:	2,167	Daytime Employment:	47,032	Daytime Employment:	94,705	
No. of Households:	3,325	No. of Households:	29,101	No. of Households:	66,955	
Average HH Income:	\$214,828	Average HH Income:	\$192,497	Average HH Income:	\$191,719	

