

# Clarkson Wilson Center

2-92 Clarkson Wilson Center

Chesterfield, MO 63017

## 2,930 SF RETAIL ENDCAP AVAILABLE FOR LEASE

**ENDCAP OPPORTUNITY!**  
**(FORMER TENANT EXPANDED INTO LARGER  
SPACE IN SHOPPING CENTER)**



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### ■ 2,930 SF Endcap Available

■ 2-4 Clarkson Wilson Center

■ Owner will consider demising to approximately 1,465 SF

■ Signage available on two sides of the building including exposure on Clarkson Road

■ **LEASE RATE: CALL FOR DETAILS**

■ Join Sarah's Cake Shop, Kennelwood Village, Subway and other long-standing tenants in thriving neighborhood retail center

■ Signalized intersection at Clarkson Road and Wilson Road

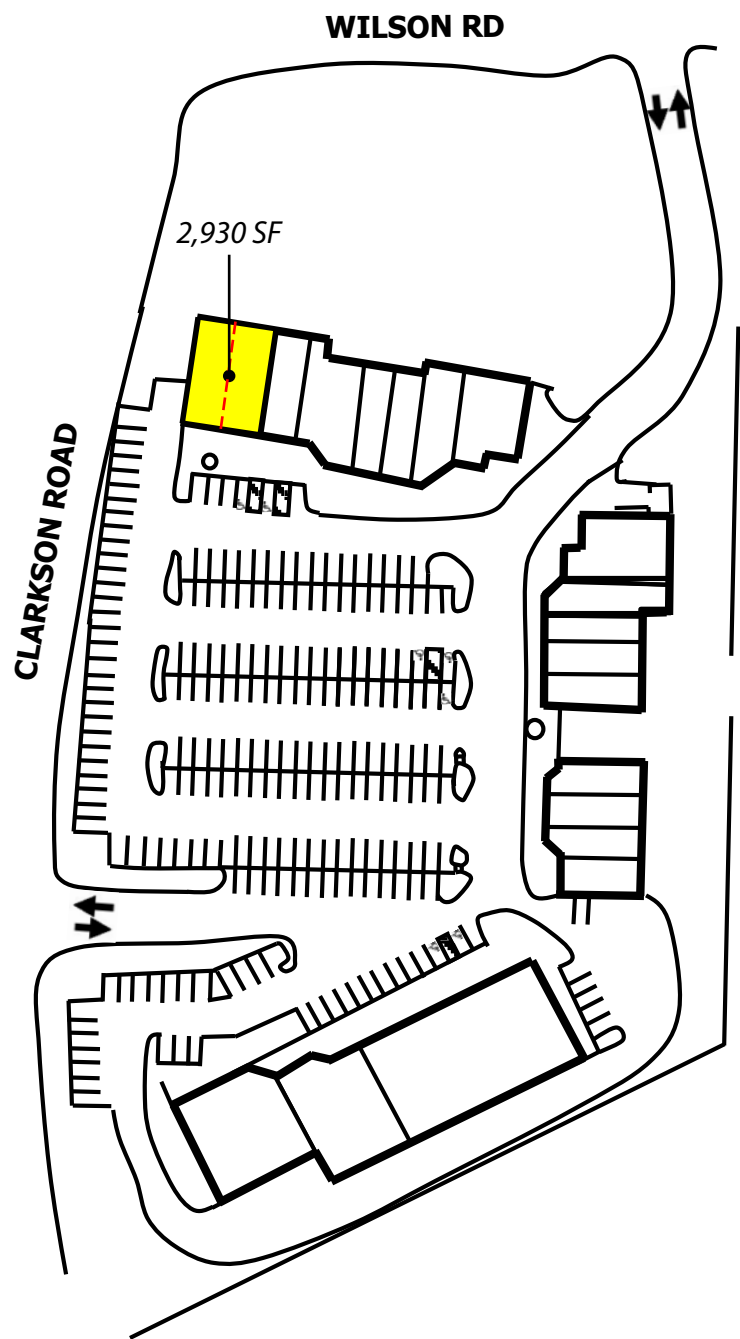
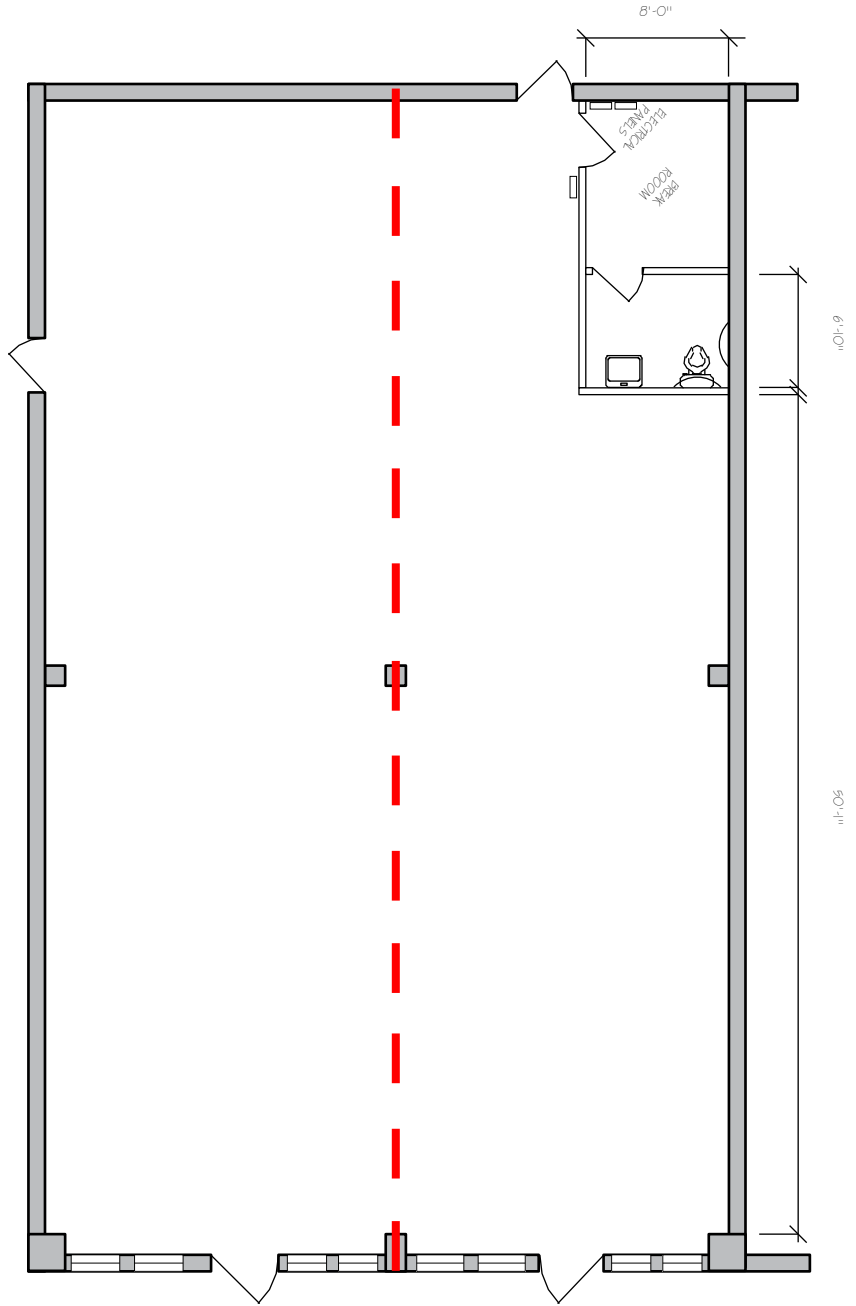
■ Convenient access and parking

■ 2017 traffic volume on Clarkson Road: 41,893 vehicles per day

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#2-#4 CLARKSON WILSON CTR: 2,930 SF

- - - - - represents potential demising of space

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## 2,930 SF RETAIL ENDCAP AVAILABLE FOR LEASE



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	7,613	57,035	136,315
Daytime Employment:	1,429	37,075	101,425
Number of Households:	2,721	22,305	51,356
Average Household Income:	\$155,130	\$131,076	\$131,813
ANNUAL AVERAGE DAILY TRAFFIC		2017	
Clarkson Road (MO-340):		41,893	