

1,506 SF & 2,937 SF RETAIL / SERVICE SPACES AVAILABLE FOR LEASE

2-92 CLARKSON WILSON CENTER | CHESTERFIELD, MO 63017



▶ **Signalized access at Clarkson Road and Wilson Road**

- ▶ Thriving neighborhood retail shopping center in densely populated, affluent neighborhood
- ▶ Join Kennelwood Day Camp, Row House, Sarah's Cake Shop, The Stellar Hog, St. Louis County Government Center and other well-established, long-standing businesses

▶ Excellent Clarkson Road visibility and access

- ▶ Building and monument signage available fronting Clarkson Road
- ▶ Ample parking
- ▶ Traffic volume on Clarkson Road: 39,948 vehicles per day
- ▶ **LEASE RATES: CALL BROKER FOR DETAILS**

For additional information, please contact:

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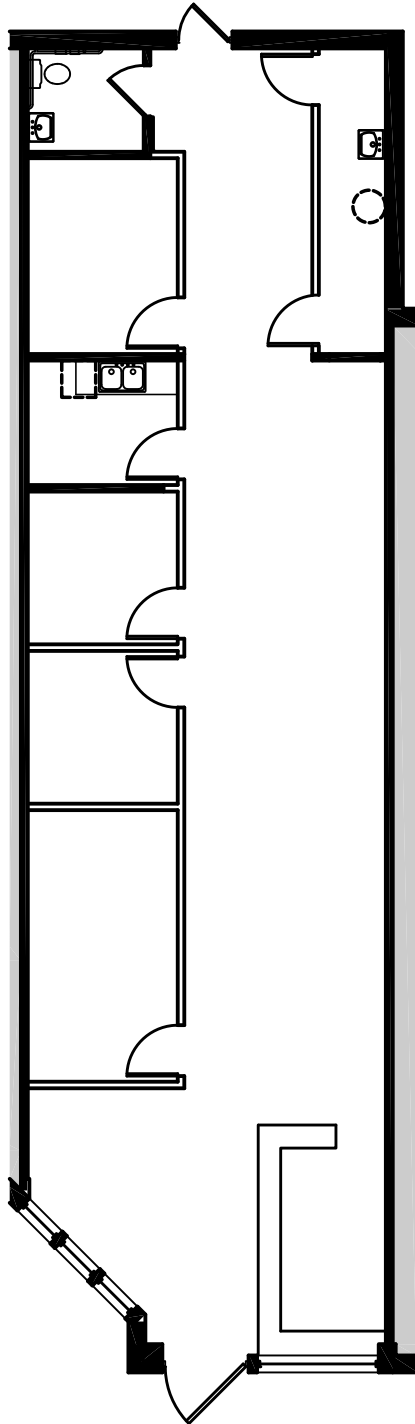
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HUTKIN
DEVELOPMENT COMPANY

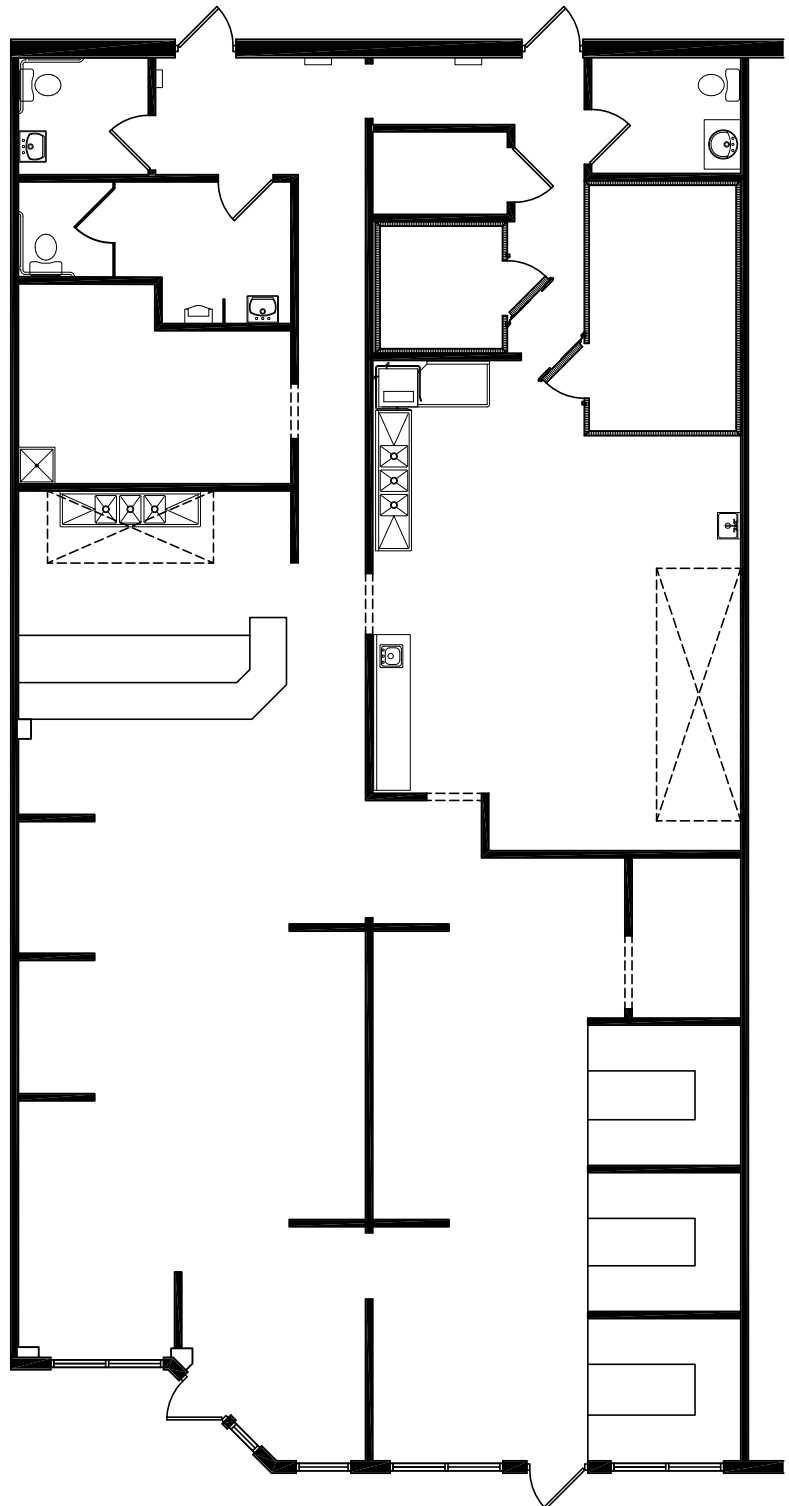
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36 CLARKSON WILSON
1,506 SF



84-86 CLARKSON WILSON
2,937 SF

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	8,023	56,030	137,697
Daytime Employment:	1,828	50,839	108,020
Number of Households:	2,971	22,573	53,306
AVG. Household Income:	\$191,435	\$163,856	\$163,236

ANNUAL AVERAGE DAILY TRAFFIC	2021
Clarkson Road (MO-340):	39,948