

1,000 SF FORMER PIZZA & CARRYOUT RESTAURANT AVAILABLE FOR LEASE

14866-14888 CLAYTON ROAD | CHESTERFIELD, MO 63017



1,000 SF FORMER PIZZA AND CARRYOUT RESTAURANT SPACE AVAILABLE

- 14870 Clayton Road (at Baxter Road signalized intersection)
- Hood system, walk-in cooler, ovens, three-compartment sink and other equipment in good condition and "in-place"
- Join Papa Bear Popcorn, Zengel Florist, Smitty's, American Cleaners, Lashed by Laura and UKraft Cafe & Smoothie Exchange
- Prominent, double-sided monument signage available on Clayton Road
- 6 cars per 1,000 SF parking ratio
- **LEASE RATE: \$1,670.00 PER MO. + NNN**

For additional information, please contact:

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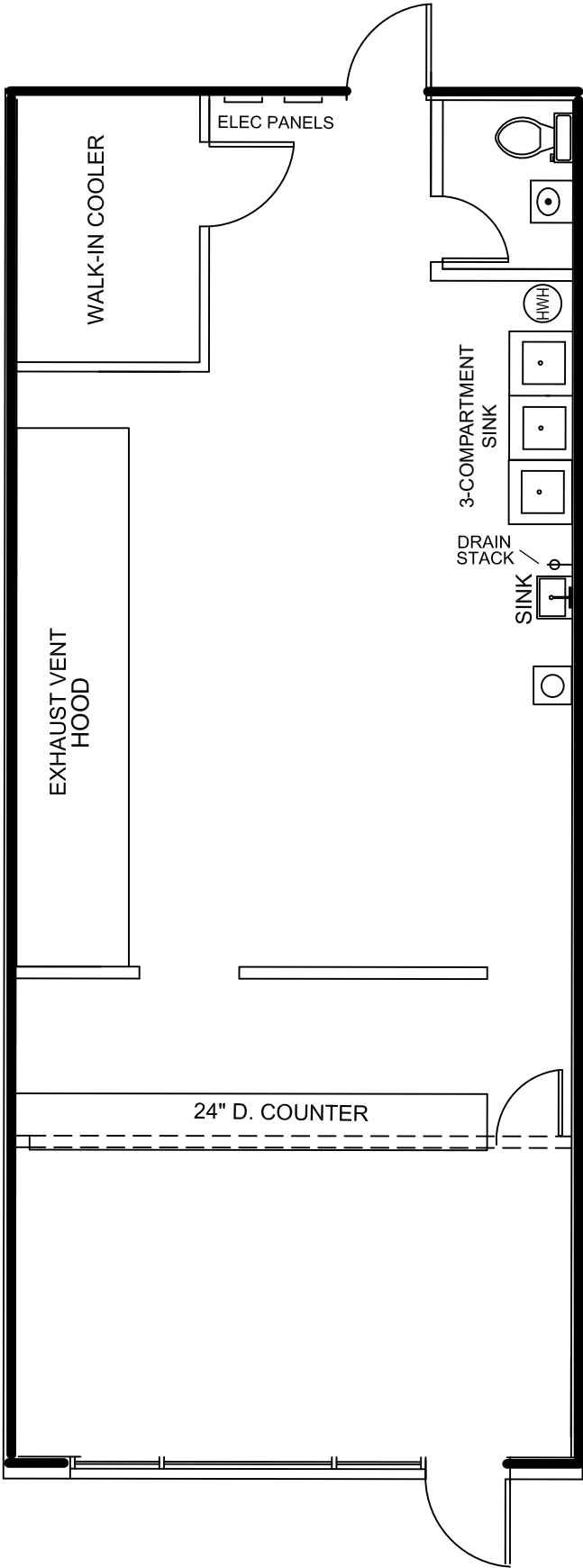
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	8,085	76,212	67,776
Daytime Employment:	2,072	46,211	90,927
No. of Households:	3,282	30,302	66,851
Average HH Income:	\$217,545	\$187,152	\$194,438

ANNUAL AVERAGE DAILY TRAFFIC	
Clayton Road:	17,981 VPD
Baxter Road:	7,226 VPD



The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information is subject to change without notice.