

705 SF RETAIL / SERVICE SPACES AVAILABLE FOR LEASE

14748-14796 CLAYTON ROAD | BALLWIN, MO 63011



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- 14770 Clayton Road, 14772 Clayton Road and 14774 Clayton Road
- Retail center anchored by The Shack, Fit-Flavors, Mimi's Bridal & Boutique and Barrel House (coming soon!)
- 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
- **LEASE RATE: \$16.50 PSF NNN**

For additional information, please contact:

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DEMOGRAPHICS	1 MILE	DEMOGRAPHICS	3 MILE	DEMOGRAPHICS	5 MILE	TRAFFIC VOLUME (AADT)
Population:	7,837	Population:	72,830	Population:	163,794	Clayton Road: 37,428
Daytime Employment:	2,035	Daytime Employment:	64,540	Daytime Employment:	106,692	
No. of Households:	3,153	No. of Households:	28,617	No. of Households:	63,908	
Average HH Income:	\$142,671	Average HH Income:	\$130,758	Average HH Income:	\$134,551	

