

# UNIQUE FRONTENAC OPPORTUNITY

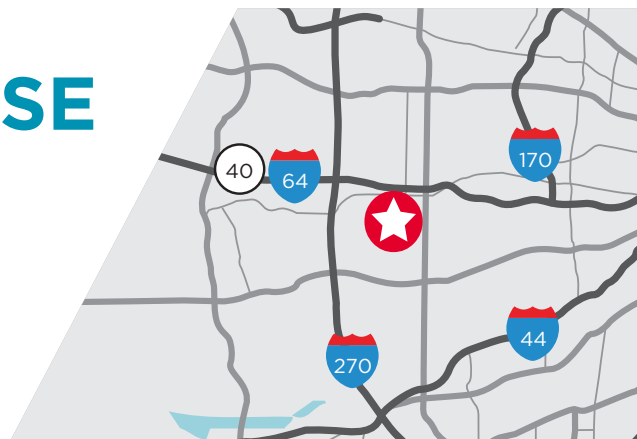


10401

5,688 RSF FOR LEASE  
FIRST FLOOR

CLAYTON  
ROAD

FRONTENAC, MO 63131



CUSHMAN &  
WAKEFIELD





# AERIAL MAP





# PROPERTY HIGHLIGHTS

- Rare opportunity in heart of Frontenac for office, medical or retail user
- Exceptional building visibility along Highway 40
- Strongest demographics in the Metro Area
- Convenient access to Highway 40 and Lindbergh Boulevard
- Abundant parking
- Call for Pricing

## DEMOGRAPHICS

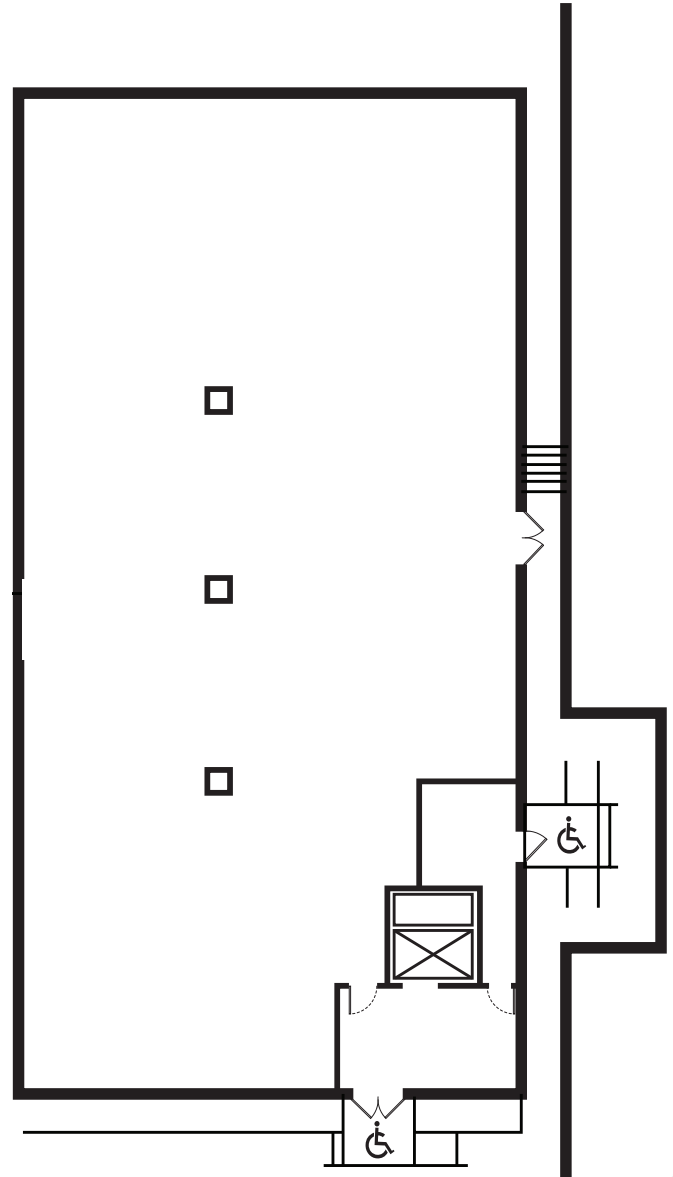
### POPULATION

1 mile: 3,134  
3 mile: 49,805  
5 mile: 200,728

### MEDIAN HOUSEHOLD INCOME

1 mile: \$198,185  
3 mile: \$156,087  
5 mile: \$111,791

## FLOOR PLAN



**5,688 RSF**  
SUITE 150 | 1ST FLOOR

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