



# For Sublease

1326 Clarkson Clayton Center  
Ellisville, Missouri 63011



**2,302 SF Available**

## Property Highlights

- Sublease available through 05/31/2029
- Asking \$20.00/SF NNN
- Part of a 111,459 SF neighborhood center anchored by Dierberg's Grocery
- Excellent demographics, with an Avg. HHI of \$149,168 in surrounding 3-mile radius
- Neighboring retailers include Lifetime Fitness, Chik-Fil-A, Walgreens, Walnut Grill and more

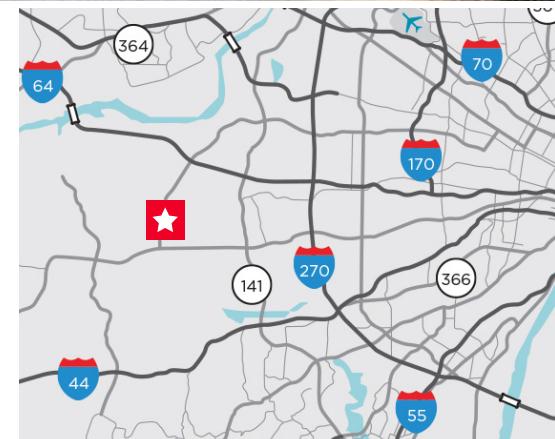
## Demographics

	1 Mile	3 Miles	5 Miles
Population	6,670	63,664	135,257
Households	2,687	24,176	51,944
Average HH Income	\$142,695	\$149,168	\$148,267

## Traffic Counts

Clarkson North of Clayton Road - 42,529 VPD

Clayton West of Clarkson Road - 33,041 VPD



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## Property Photos



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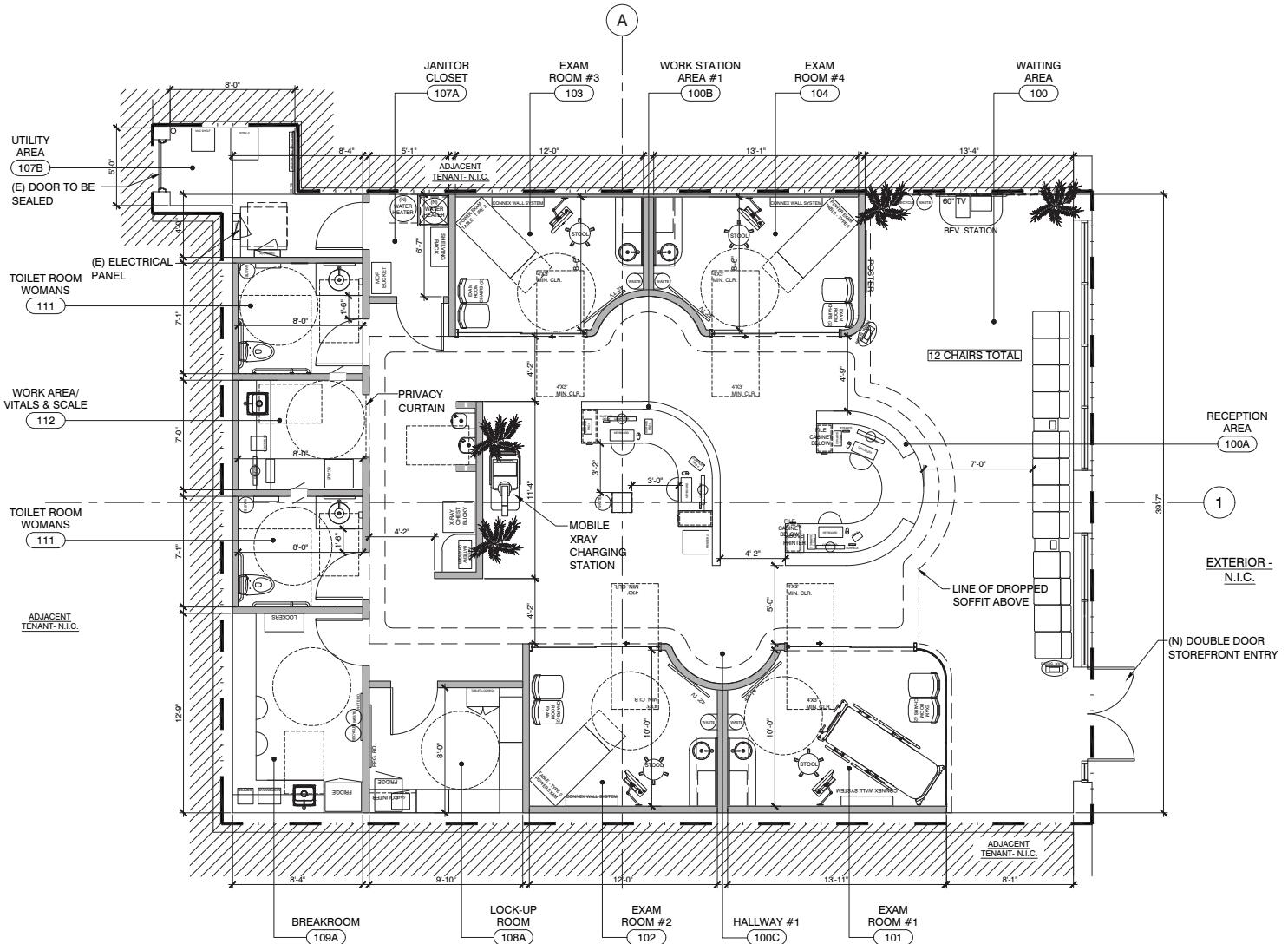
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## Floor Plan



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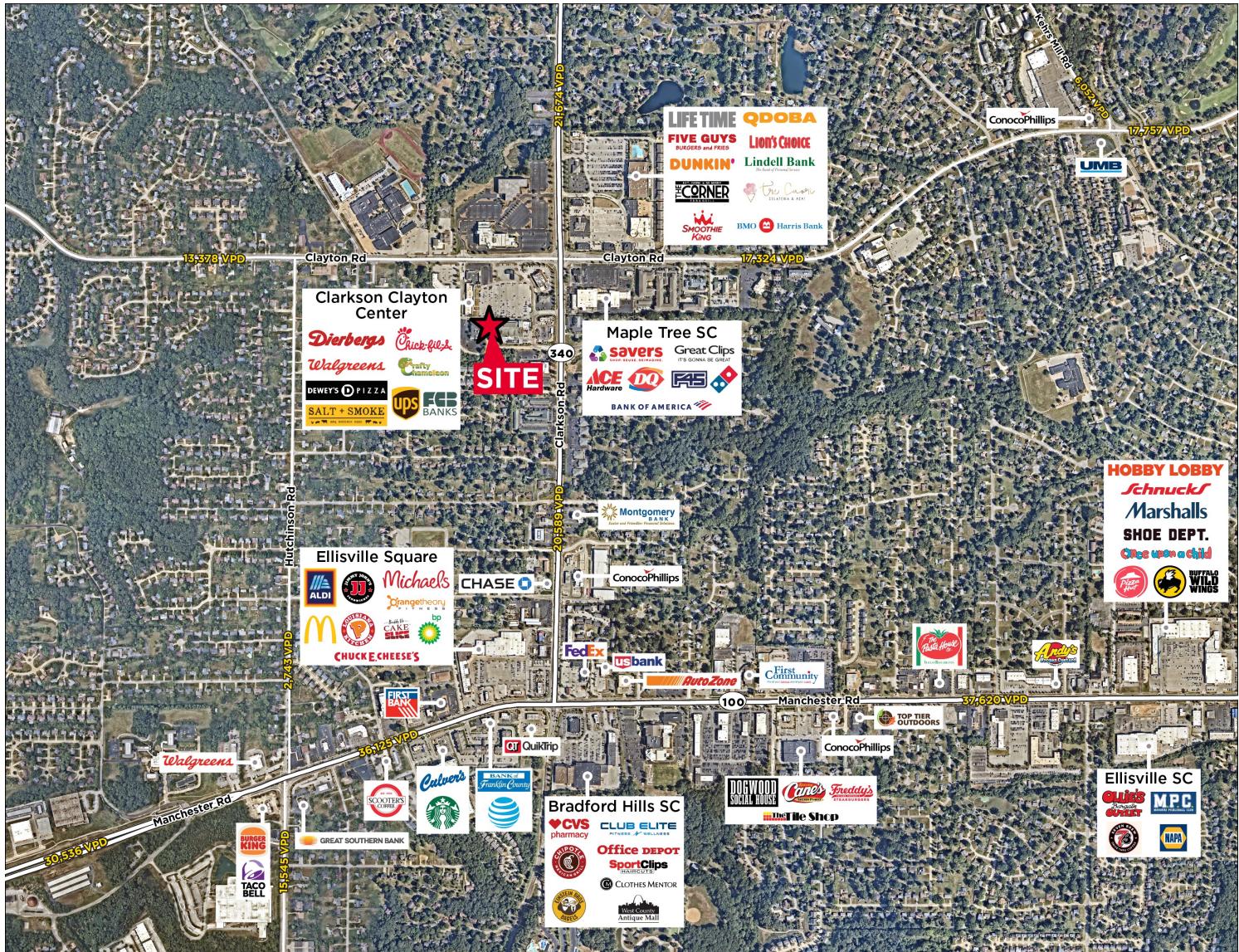
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## Trade Aerial



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