



1795

avani DERM SPA

1795 CLARKSON ROAD

CHESTERFIELD, MO 63017

**1,364 SF CHESTERFIELD OFFICE
SUBLEASE AVAILABLE**

XTEAM
RETAIL ADVISORS

1795 CLARKSON ROAD

FLOOR PLAN & DEMOGRAPHICS

PLEASE CONTACT:

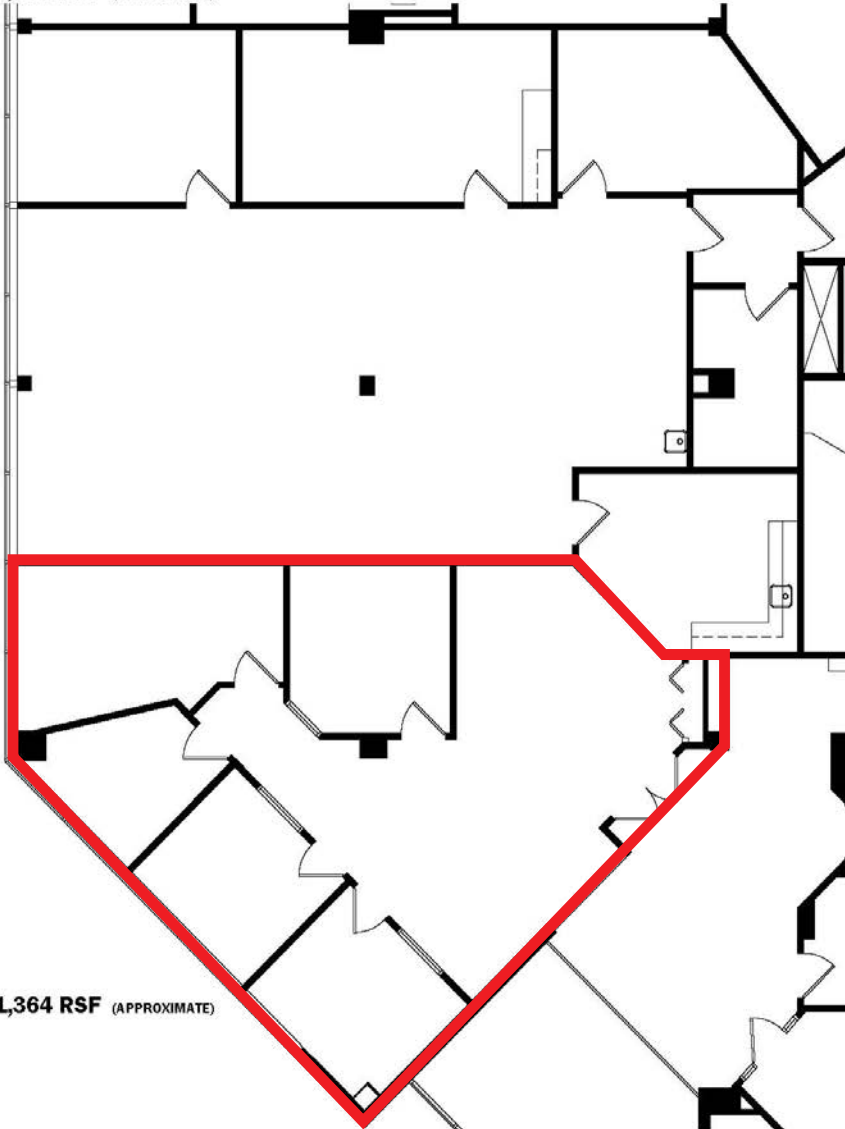
L³ CORPORATION
REBECCA THESSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET

SUITE 250 2,371 RSF (APPROXIMATE)






SUITE 240 1,364 RSF (APPROXIMATE)

- 1,364 SF CLASS A OFFICE
- SUBLEASE TERM THROUGH 12/1/2027
- CONVENIENTLY LOCATED AT THE SIGNALIZED INTERSECTION OF CLARKSON RD AND BAXTER RD
- \$18.50 PSF, FULL SERVICE

VIEW &
DOWNLOAD:

DEMO REPORT

POPULATION ANALYSIS

| | | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|---------------|---|---------------|----------------|----------------|
| POPULATION |  | 9,446 | 53,538 | 127,824 |
| HOUSEHOLDS |  | 4,111 | 21,068 | 48,953 |
| AVG HH INCOME |  | \$107,245 | \$114,109 | \$107,450 |

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SUITE 240 PHOTOS

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MARKET AERIAL

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