



## BLACKSMITH GROVE

13360 CLAYTON RD. TOWN & COUNTRY, MO 63131

FULLY LEASED SHOPPING CENTER FACING  
CLAYTON ROAD IN PRESTIGIOUS TOWN & COUNTRY

**XTEAM**  
RETAIL ADVISORS

# BLACKSMITH GROVE

## SITE PLAN

PLEASE CONTACT: L<sup>3</sup> CORPORATION

LAYLA MABIE

RICK SPECTOR

314.282.9838 (DIRECT)

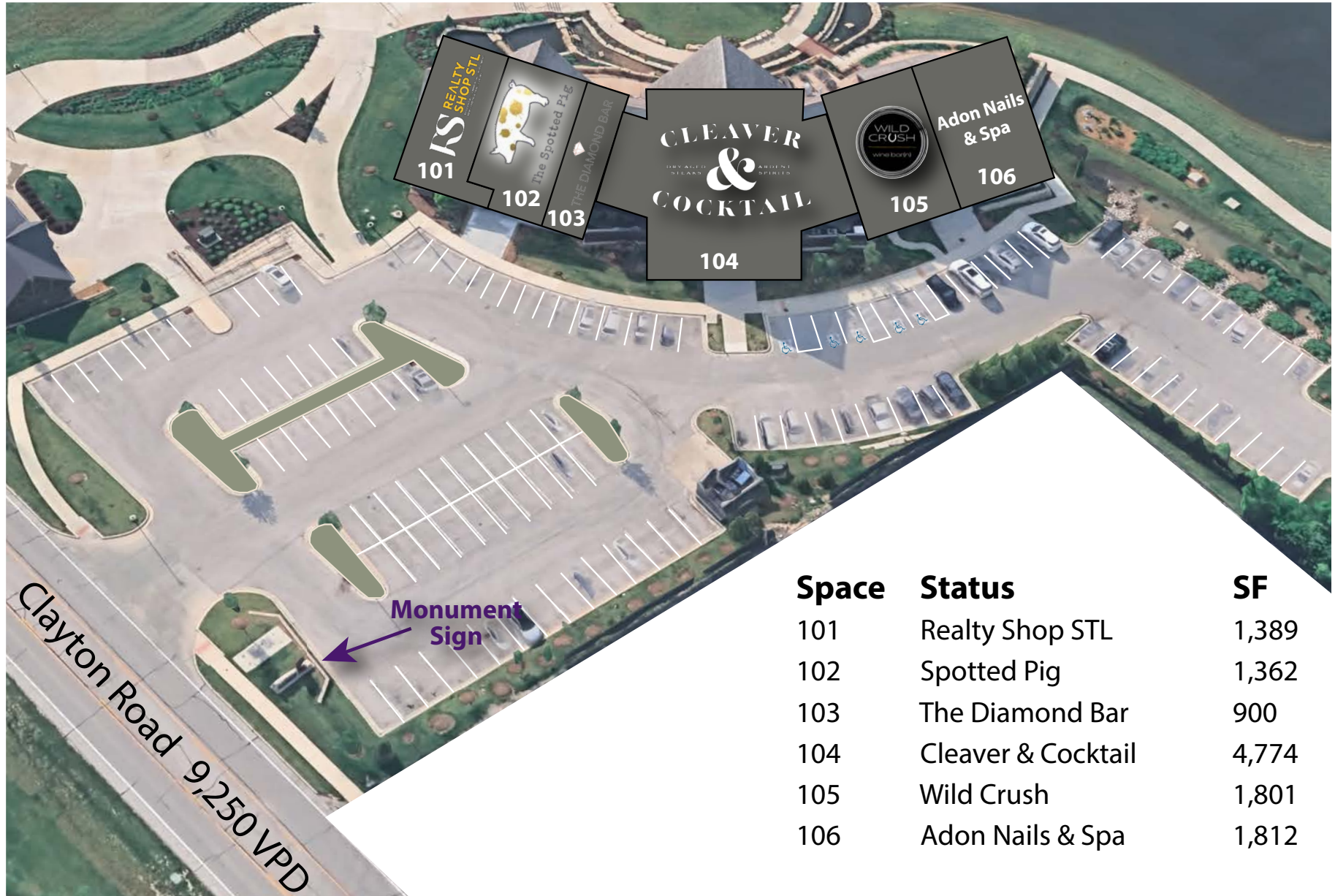
314.282.9827 (DIRECT)

314.399.0282 (MOBILE)

314.708.2009 (MOBILE)

LMABIE@L3CORPORATION.COM

RSPECTOR@L3CORPORATION.COM



Space	Status	SF
101	Realty Shop STL	1,389
102	Spotted Pig	1,362
103	The Diamond Bar	900
104	Cleaver & Cocktail	4,774
105	Wild Crush	1,801
106	Adon Nails & Spa	1,812

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# BLACKSMITH GROVE

## FLOOR PLAN & DEMOS

PLEASE CONTACT: L<sup>3</sup> CORPORATION

LAYLA MABIE

RICK SPECTOR

314.282.9838 (DIRECT)

314.282.9827 (DIRECT)

314.399.0282 (MOBILE)

314.708.2009 (MOBILE)

LMABIE@L3CORPORATION.COM

RSPECTOR@L3CORPORATION.COM






- HIGH-QUALITY BUILD WITH UPSCALE FINISHES
- PROMINENT SIGNAGE
- PLENTIFUL PARKING WITH 135 AVAILABLE SPACES
- SITUATED ON CLAYTON RD WITH 9,250 VPD

VIEW & DOWNLOAD:

**DEMO REPORT**

POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		2,498	46,831	179,493
HOUSEHOLDS		774	17,354	72,269
AVG HH INCOME		\$324,352	\$229,730	\$174,456

# BLACKSMITH GROVE

## MARKET AERIAL

PLEASE CONTACT: L<sup>3</sup> CORPORATION

LAYLA MABIE

RICK SPECTOR

314.282.9838 (DIRECT)

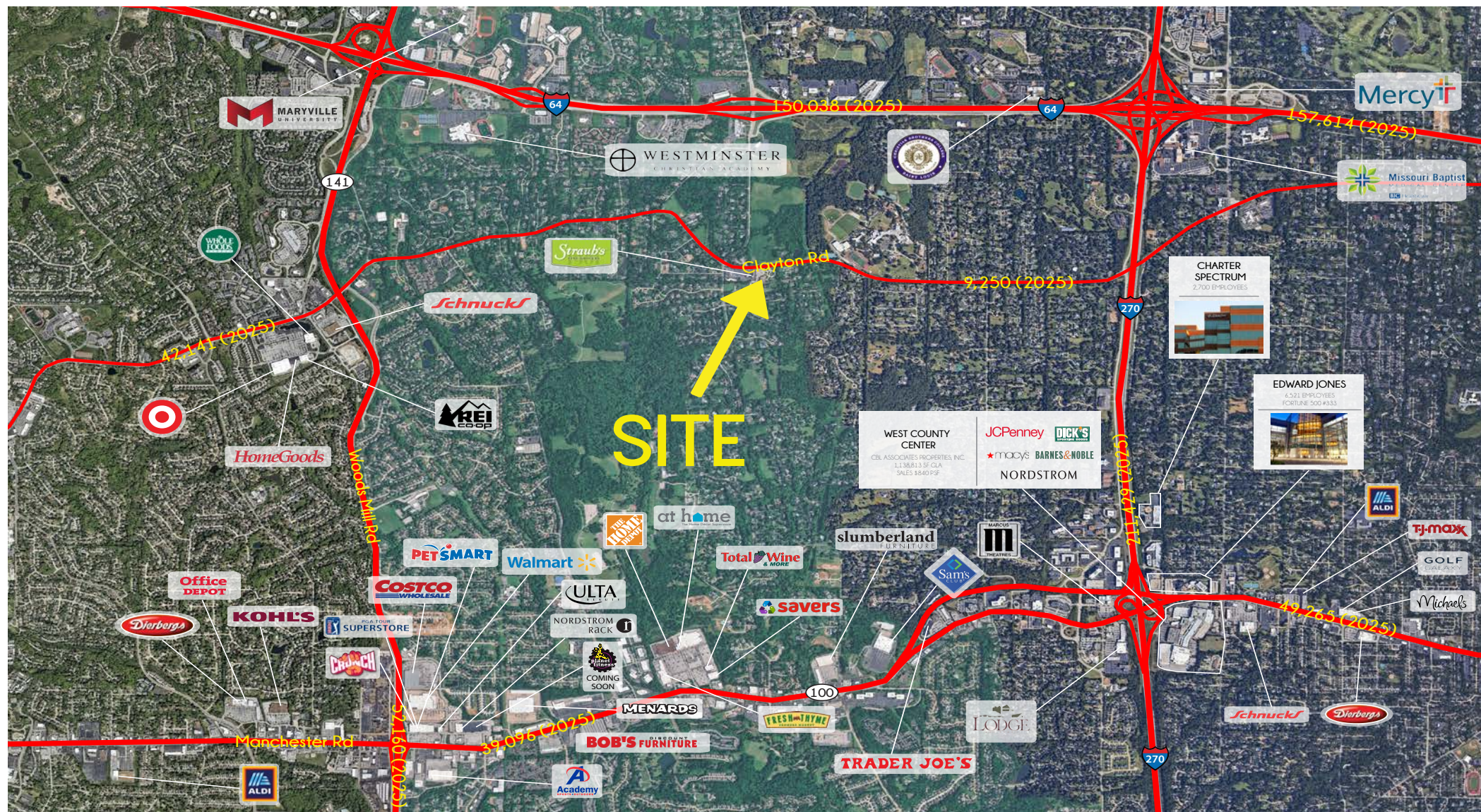
314.282.9827 (DIRECT)

314.399.0282 (MOBILE)

314.708.2009 (MOBILE)

LMABIE@L3CORPORATION.COM

RSPECTOR@L3CORPORATION.COM



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.