



BLACKSMITH GROVE

13360 CLAYTON RD. TOWN & COUNTRY, MO 63131

1,389 SF ENDCAP FACING CLAYTON ROAD
AVAILABLE IN PRESTIGIOUS TOWN & COUNTRY

XTEAM
RETAIL ADVISORS

BLACKSMITH GROVE

SITE PLAN

PLEASE CONTACT: L³ CORPORATION

LAYLA MABIE

ALANA MOYLAN

RICK SPECTOR

314.282.9883 (DIRECT)

314.282.9830 (DIRECT)

314.282.9827 (DIRECT)

314.399.0282 (MOBILE)

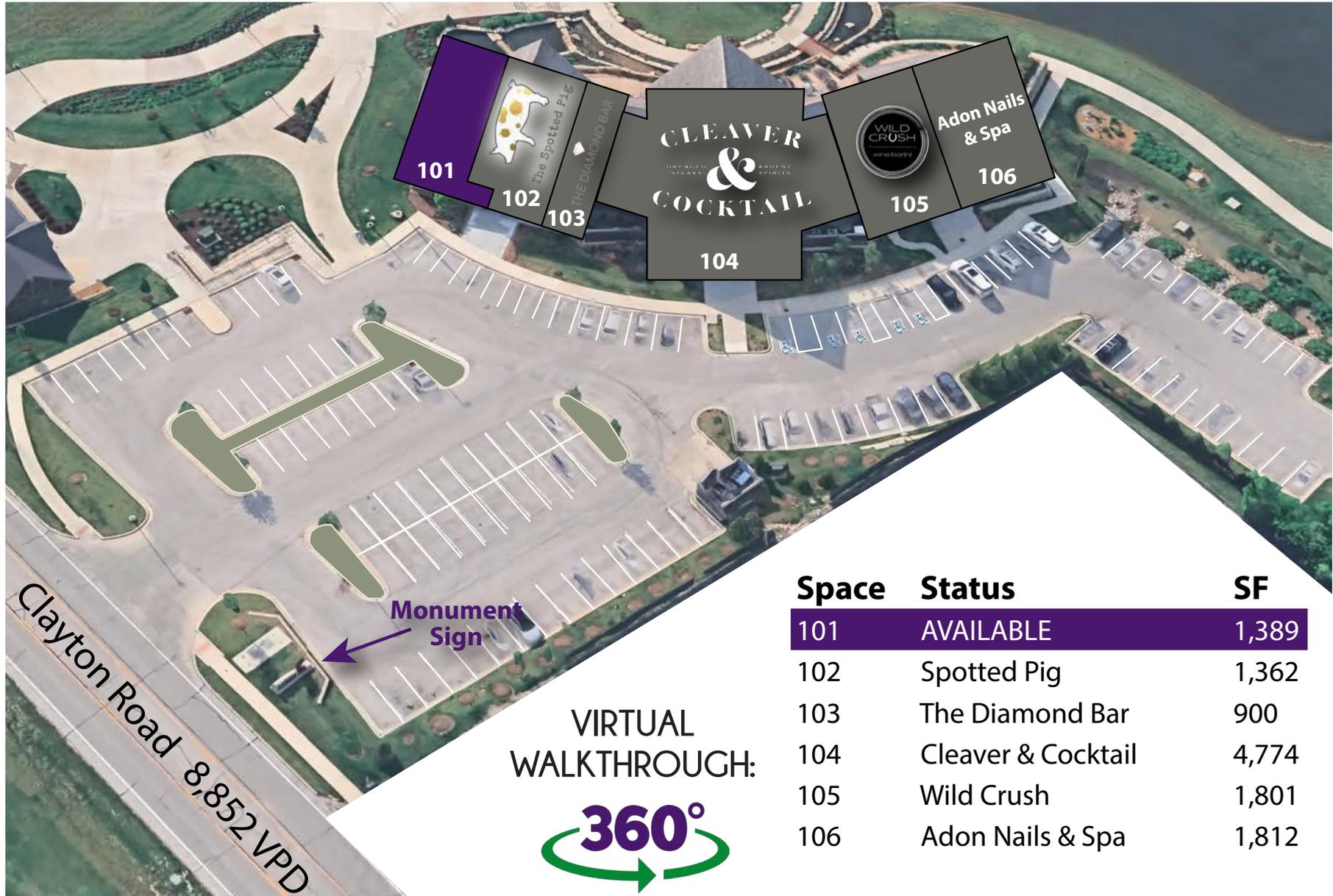
314.495.5013 (MOBILE)

314.708.2009 (MOBILE)

LAYLA@L3CORP.NET

ALANA@L3CORP.NET

RICK@L3CORP.NET



Space	Status	SF
101	AVAILABLE	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

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FLOOR PLAN & DEMOS

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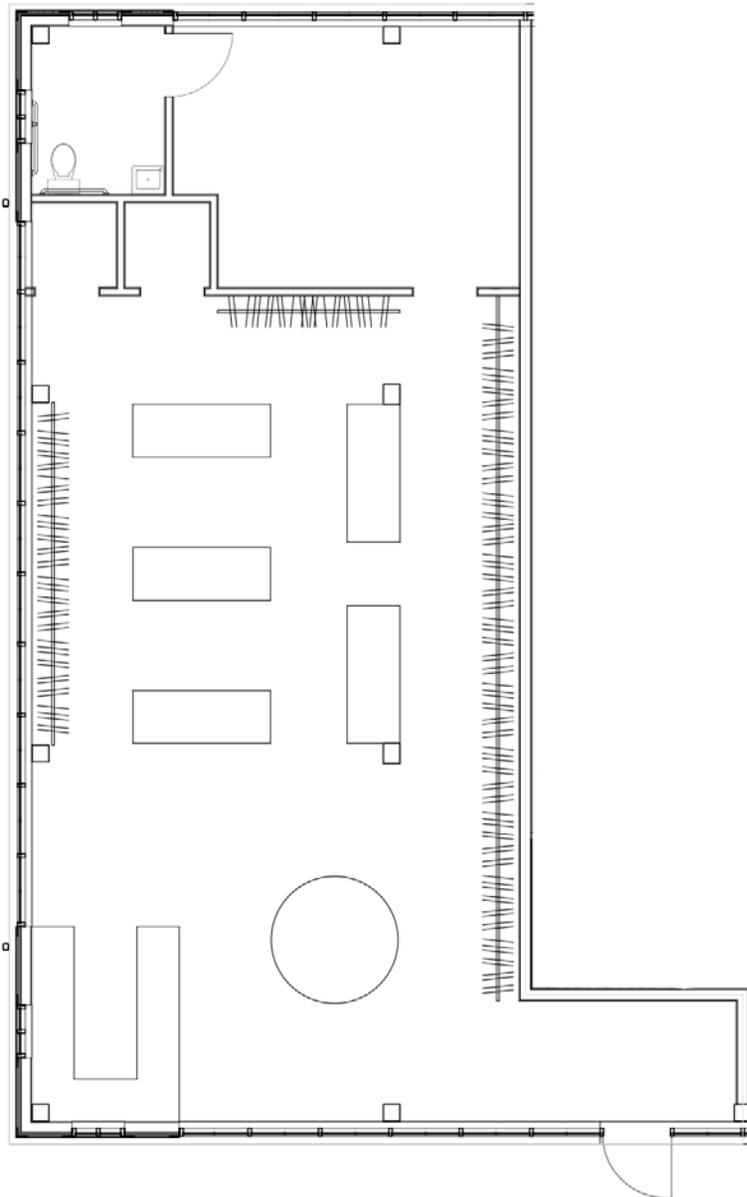
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- 1,389 SF SPACE AVAILABLE FOR LEASE
- HIGH-QUALITY BUILD WITH UPSCALE FINISHES
- PROMINENT SIGNAGE
- PLENTIFUL PARKING WITH 135 AVAILABLE SPACES
- SITUATED ON CLAYTON RD WITH 8,852 VPD

VIEW & DOWNLOAD:

DEMO REPORT

POPULATION ANALYSIS

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

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PHOTOS

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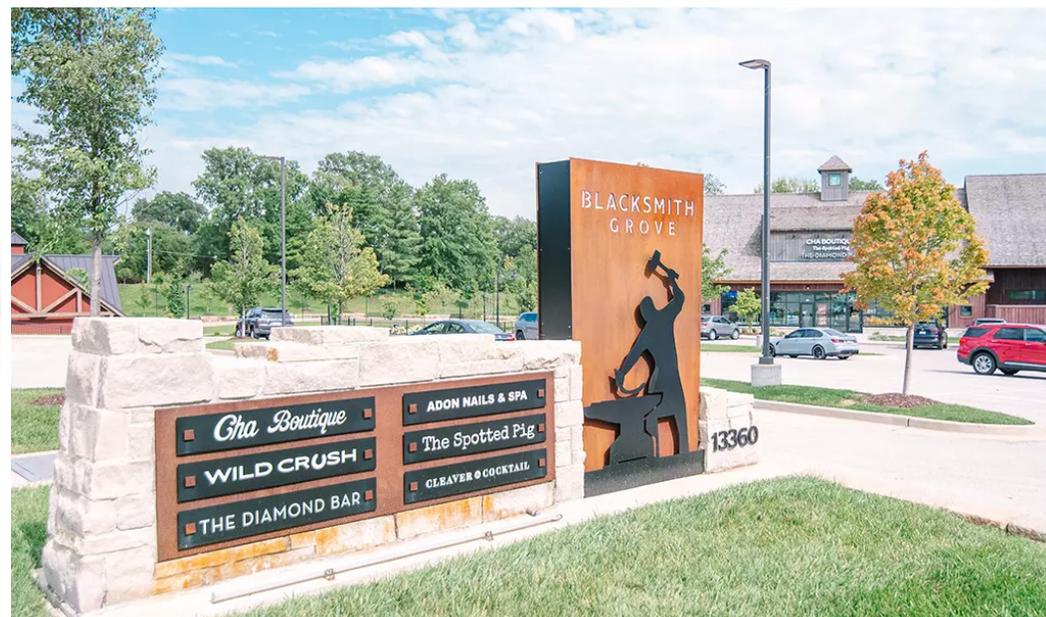
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1,389 SF
AVAILABLE



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.

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MARKET AERIAL

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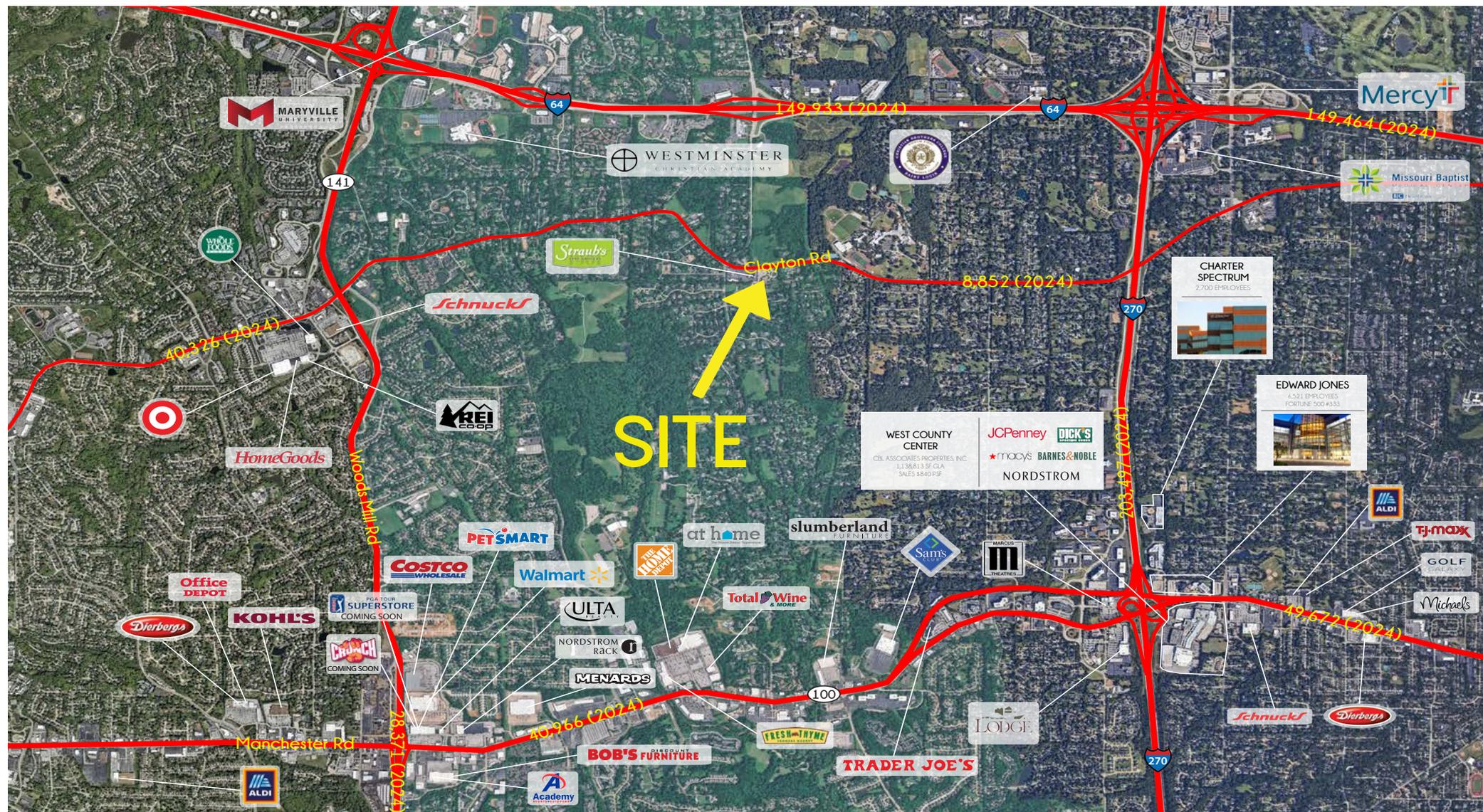
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