



## 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: L<sup>3</sup> CORPORATION

LAYLA MABIE

ALANA MOYLAN

RICK SPECTOR

314.282.9883 (DIRECT)

314.282.9830 (DIRECT)

314.282.9827 (DIRECT)

314.399.0282 (MOBILE)

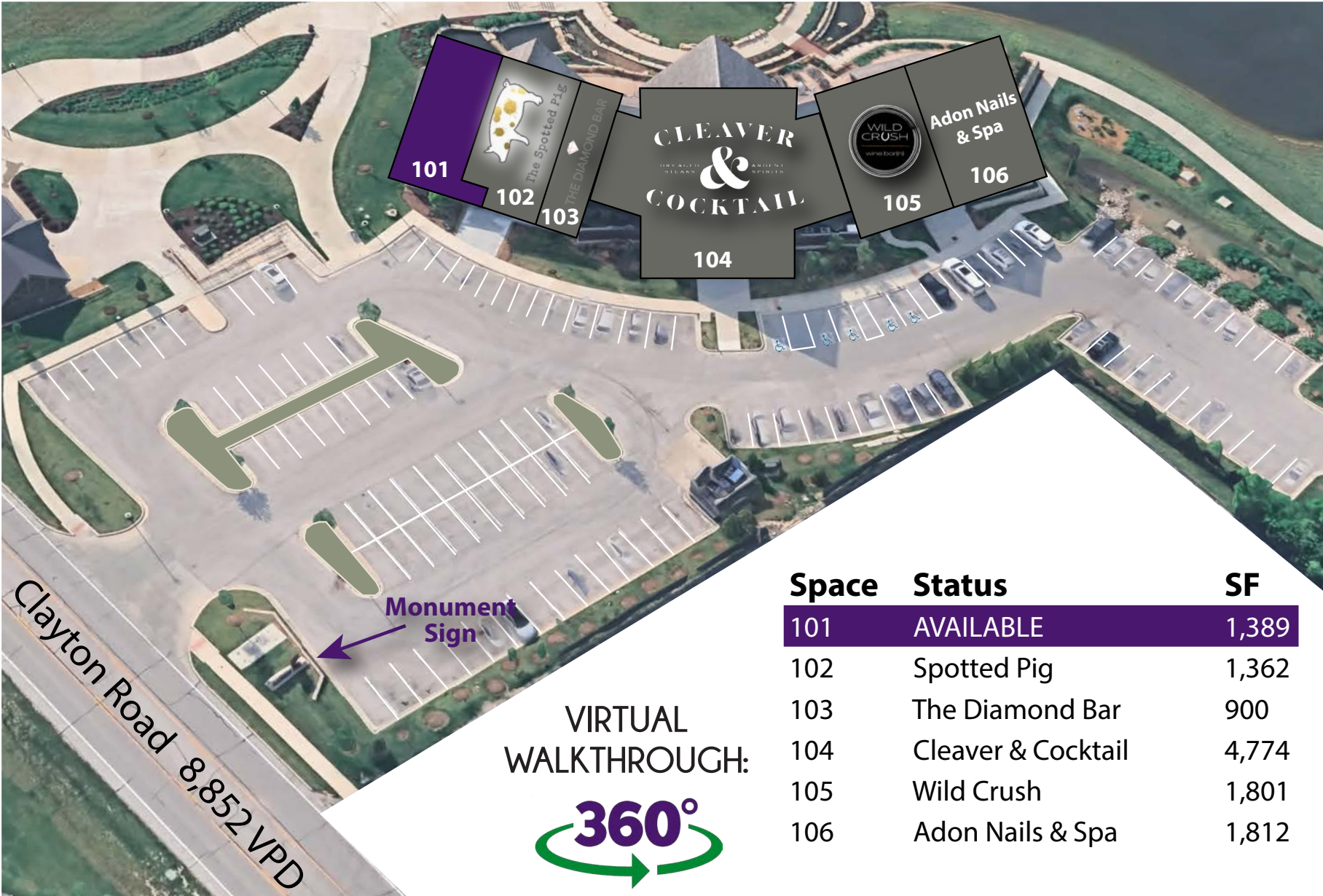
314.495.5013 (MOBILE)

314.708.2009 (MOBILE)

LAYLA@L3CORP.NET

ALANA@L3CORP.NET

RICK@L3CORP.NET



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## FLOOR PLAN & DEMOS

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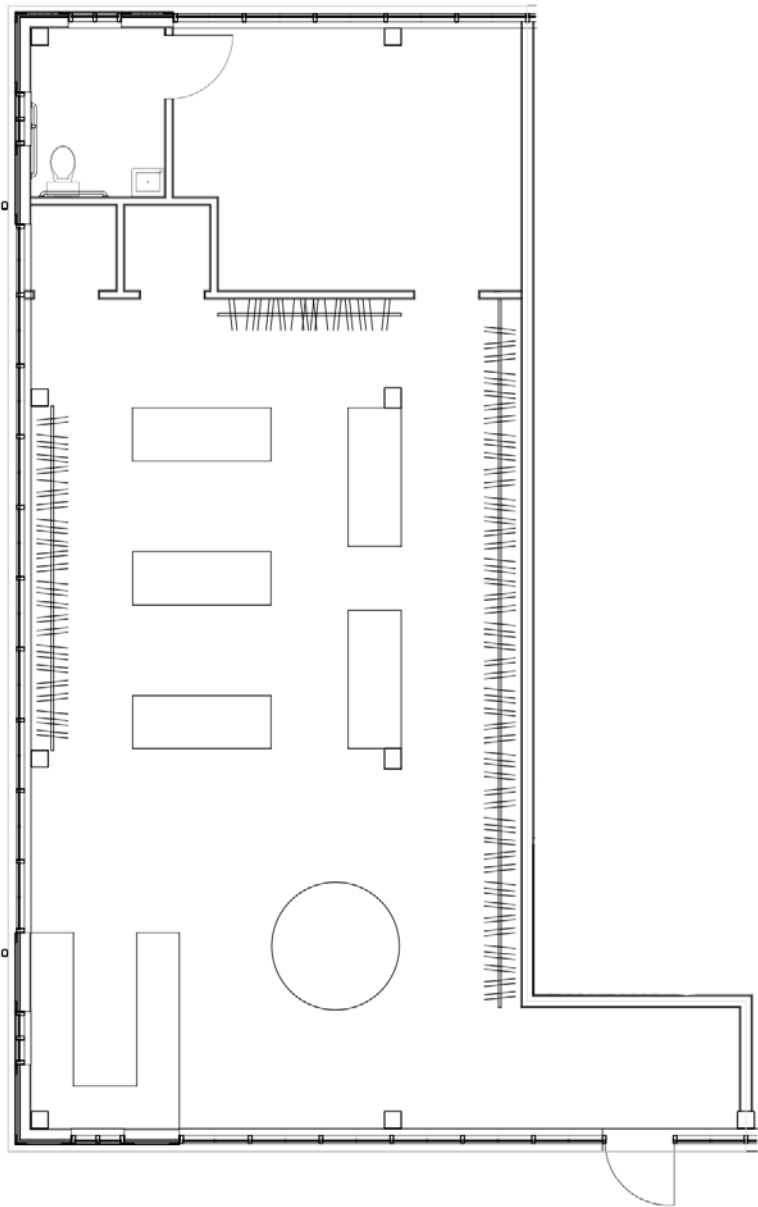
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- 1,389 SF SPACE AVAILABLE FOR LEASE
- HIGH-QUALITY BUILD WITH UPSCALE FINISHES
- PROMINENT SIGNAGE
- PLENTIFUL PARKING WITH 135 AVAILABLE SPACES
- SITUATED ON CLAYTON RD WITH 8,852 VPD

VIEW & DOWNLOAD:

DEMO REPORT

### POPULATION ANALYSIS

		<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



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## PHOTOS

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## MARKET AERIAL

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