



## 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

RICK SPECTOR

314.282.9883 (DIRECT)

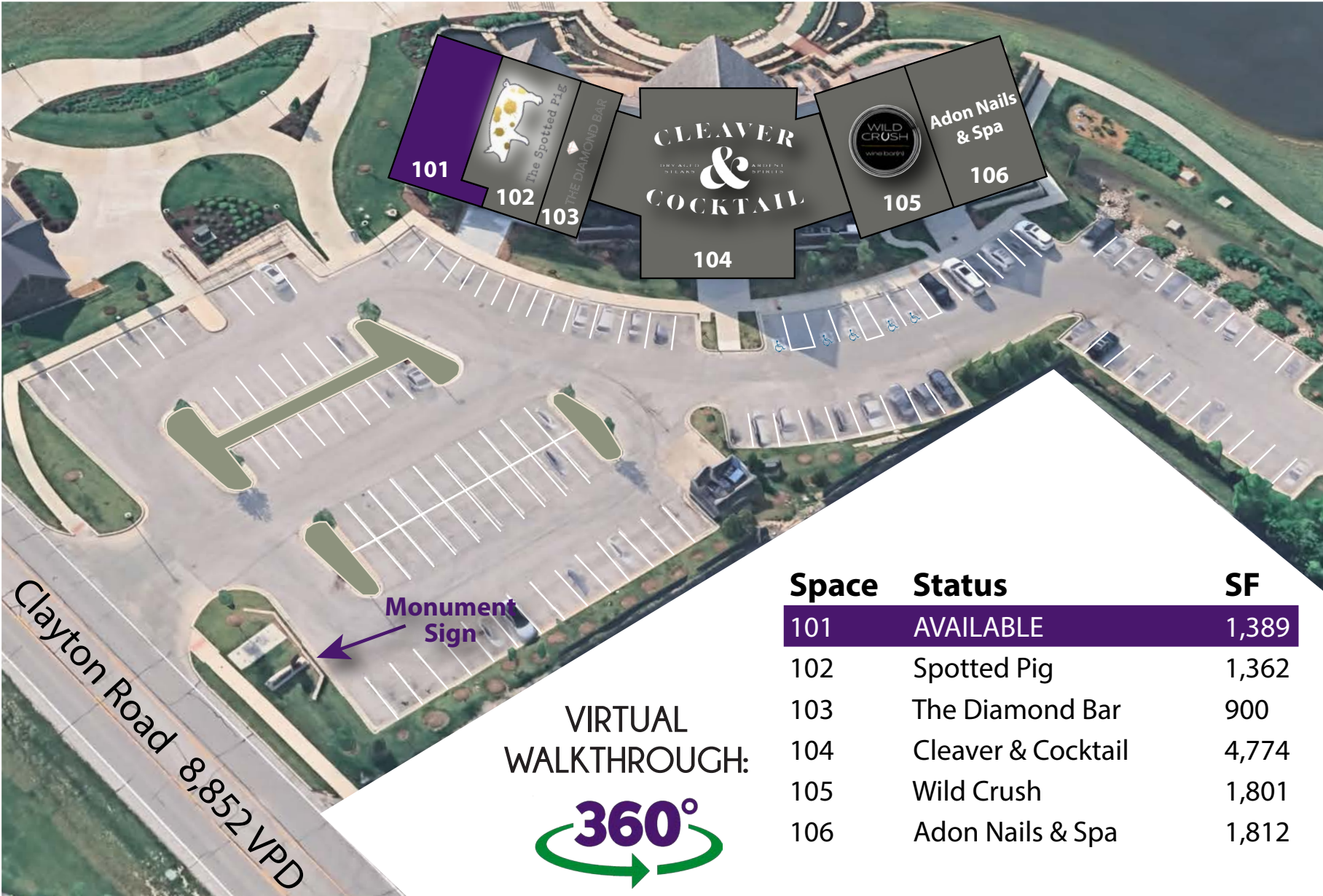
314.282.9827 (DIRECT)

314.399.0282 (MOBILE)

314.708.2009 (MOBILE)

LAYLA@L3CORP.NET

RICK@L3CORP.NET



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## FLOOR PLAN & DEMOS

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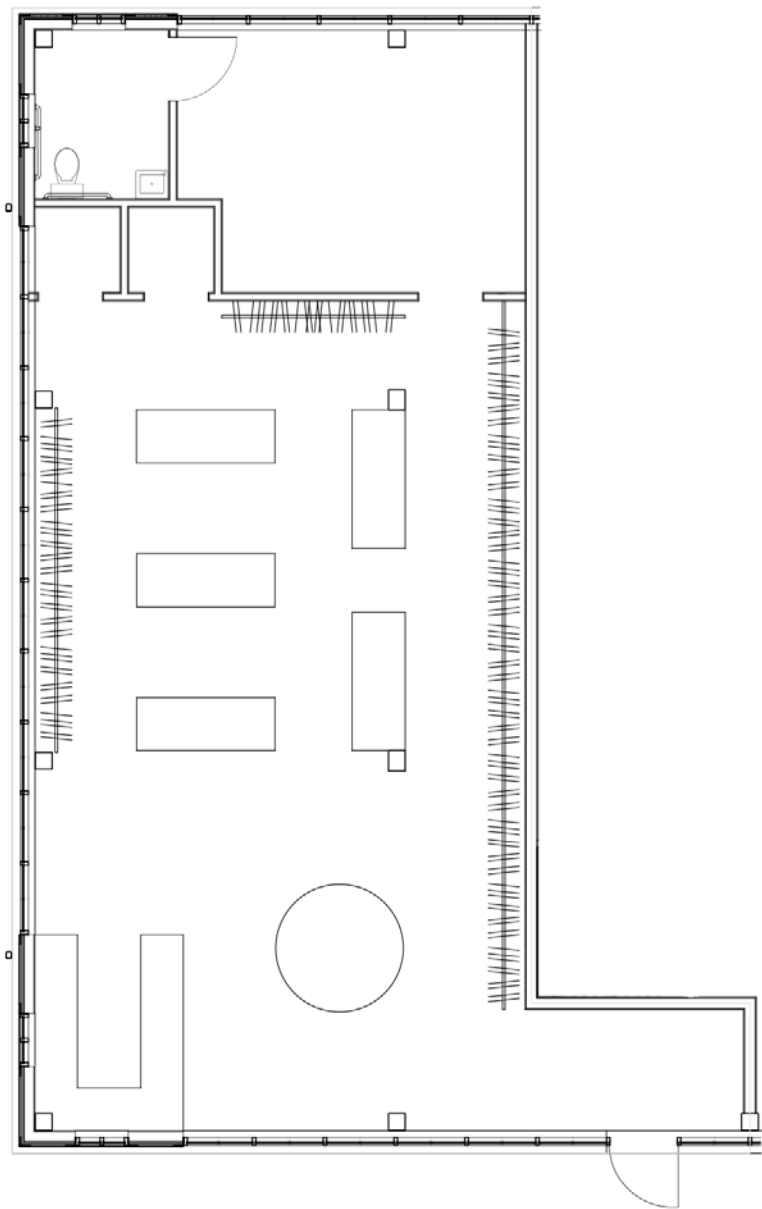
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- 1,389 SF SPACE AVAILABLE FOR LEASE
- HIGH-QUALITY BUILD WITH UPSCALE FINISHES
- PROMINENT SIGNAGE
- PLENTIFUL PARKING WITH 135 AVAILABLE SPACES
- SITUATED ON CLAYTON RD WITH 8,852 VPD

VIEW & DOWNLOAD:

DEMO REPORT

### POPULATION ANALYSIS

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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AVAILABLE



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## MARKET AERIAL

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