

# The Shoppes on CENTRAL AVENUE

JOIN



IN DOWNTOWN  
CLAYTON'S PREMIER  
MIXED-USE DEVELOPMENT



**XTEAM**  
RETAIL ADVISORS







# The Shoppes on CENTRAL AVENUE

## CLAYTON BUSINESS DISTRICT

### COMMERCIAL OCCUPANCY

One of the region's highest commercial occupancy rates at approximately 90%

### RETAIL SPACE

1M SF of retail with high-end shops, restaurants, and boutiques

### COMMERCIAL SPACE

10M SF of commercial space, including 7M SF in the Clayton Business District

### BUSINESSES

3,400+ businesses, including multiple Fortune 500 companies such as Centene & Graybar Electric

### DOWNTOWN

Dense, walkable downtown and a leading market for mixed-use development

### HOTELS

6 hotels, including the Ritz-Carlton

### EDUCATION

Education hub with Washington University and Concordia Seminary

### EMPLOYMENT BASE

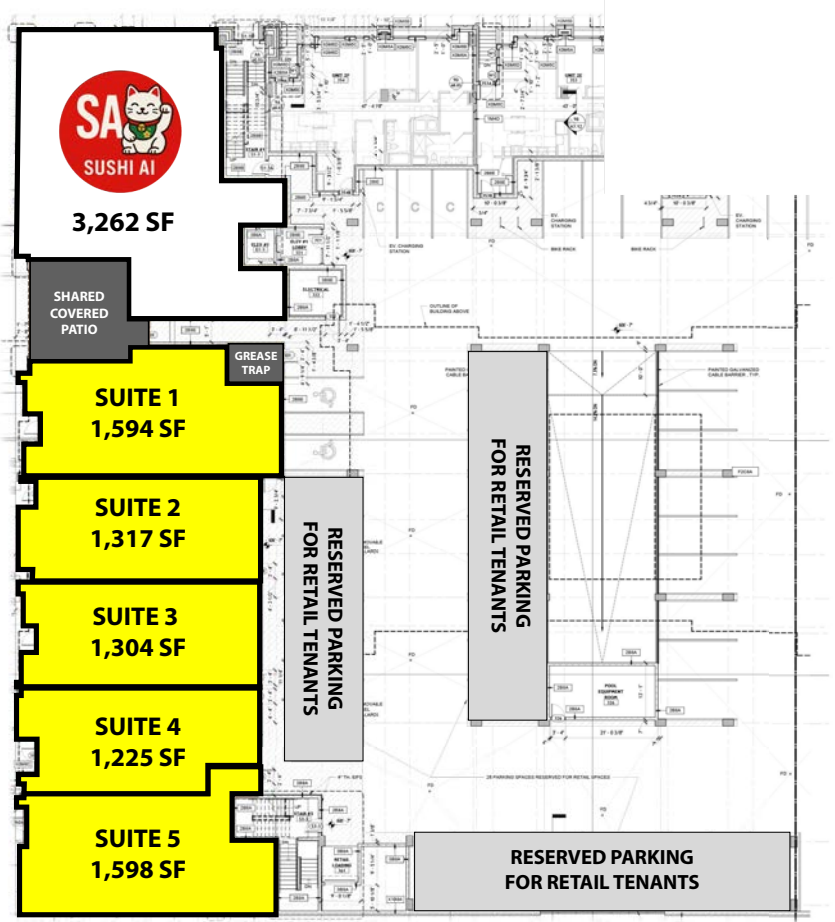
Strong employment base focused on professional and office users








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## SITE PLAN & DEMOS



7,038 SF **FOR LEASE**  
DEMISING WALL TO BE CONSTRUCTED  
**ASKING RATE**  
\$28.00/SF TO \$35.00/SF NNN

SUITE	SIZE (SF)	360 TOUR
1	1,594 SF	 [View Tour]
2	1,317 SF	 [View Tour]
3	1,304 SF	 [View Tour]
4	1,225 SF	 [View Tour]
5	1,598 SF	 [View Tour]

### POPULATION ANALYSIS

POPULATION	 1 MILE	3 MILES	5 MILES
	18,589	111,848	288,273
HOUSEHOLDS	 1 MILE	3 MILES	5 MILES
	8,505	49,739	130,491
AVG HH INCOME	 1 MILE	3 MILES	5 MILES
	\$215,492	\$142,814	\$118,194

VIEW & DOWNLOAD: **DEMO REPORT**

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# The Shoppes on CENTRAL AVENUE BEMISTON PLACE

## BEMISTON PLACE APARTMENTS

237 APARTMENT UNITS WITH 70% CURRENTLY LEASED & 250 INDIVIDUALS RESIDING



## SURROUNDING APARTMENTS

CEYLON: 121 RESIDENTIAL UNITS; 6 STORIES

CLAYTON ON THE PARK: 213 UNIT MULTIFAMILY DEVELOPMENT

212 CLAYTON: 250 UNITS; 26 STORY LUXURY HIGH RISE

ENVOY APARTMENTS: 299 UNITS; 21 STORY APARTMENT TOWER

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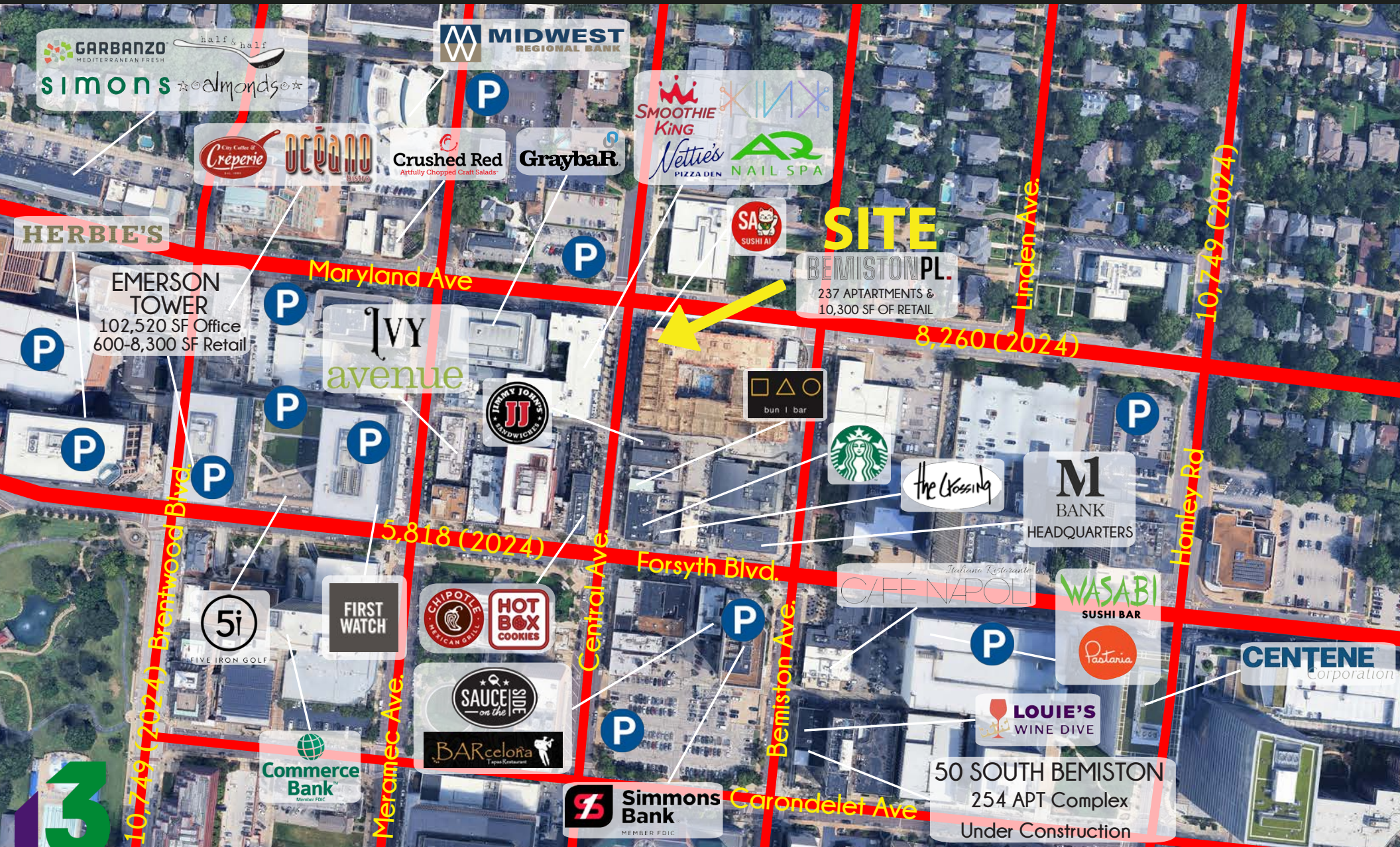






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## ZOOM AERIAL



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