

The Shoppes on CENTRAL AVENUE

JOIN



IN DOWNTOWN
CLAYTON'S PREMIER
MIXED-USE DEVELOPMENT



XTEAM
RETAIL ADVISORS



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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

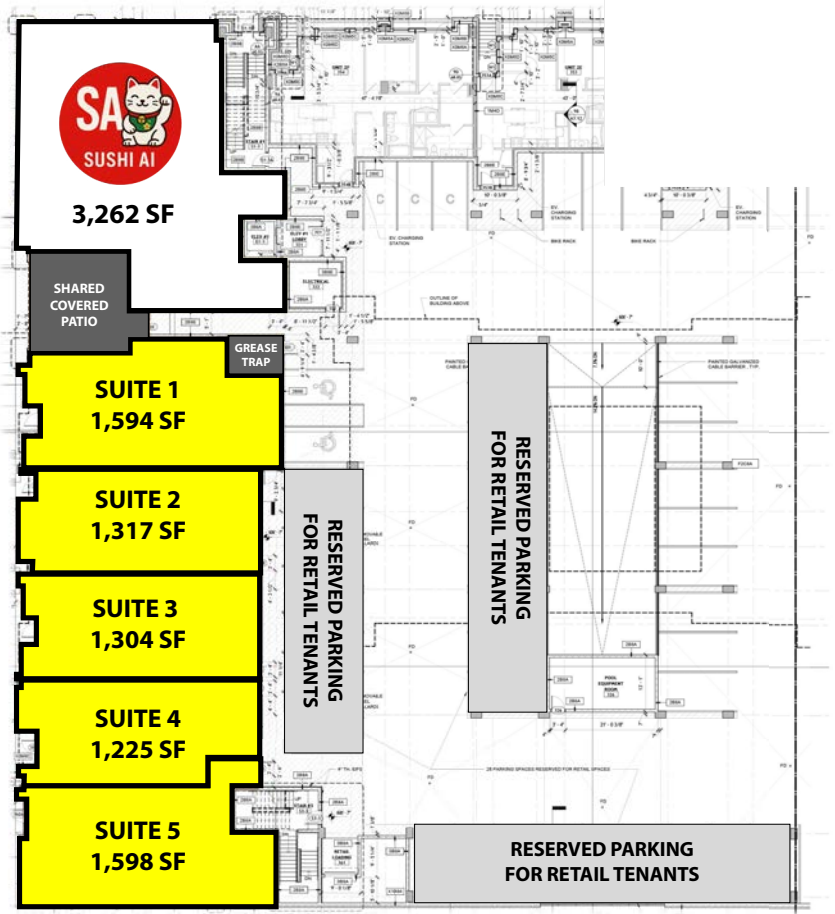
Strong employment base focused on professional and office users



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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

| | 1 MILE | 3 MILES | 5 MILES |
|---------------|-----------|-----------|-----------|
| POPULATION | 18,589 | 111,848 | 288,273 |
| HOUSEHOLDS | 8,505 | 49,739 | 130,491 |
| AVG HH INCOME | \$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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AERIAL

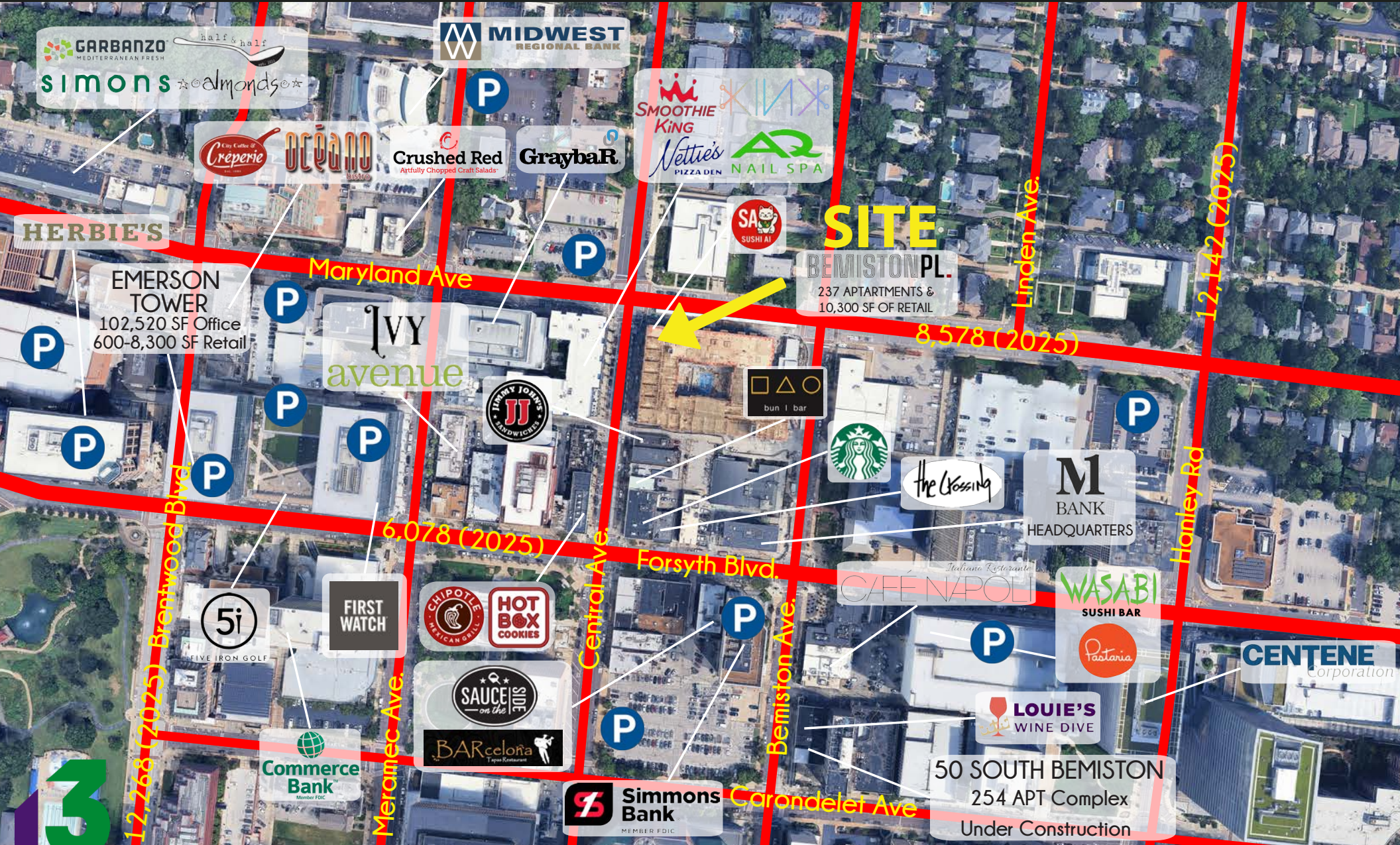


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ZOOM AERIAL



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CONTACT



REBECCA THESSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

RTHESSEN@L3CORPORATION.COM

LAYLA MABIE

314.282.9883 (DIRECT)

314.399.0282 (MOBILE)

LMABIE@L3CORPORATION.COM

