

The Shoppes on CENTRAL AVENUE

JOIN



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The Cuori
GELATERIA & AÇAÍ

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

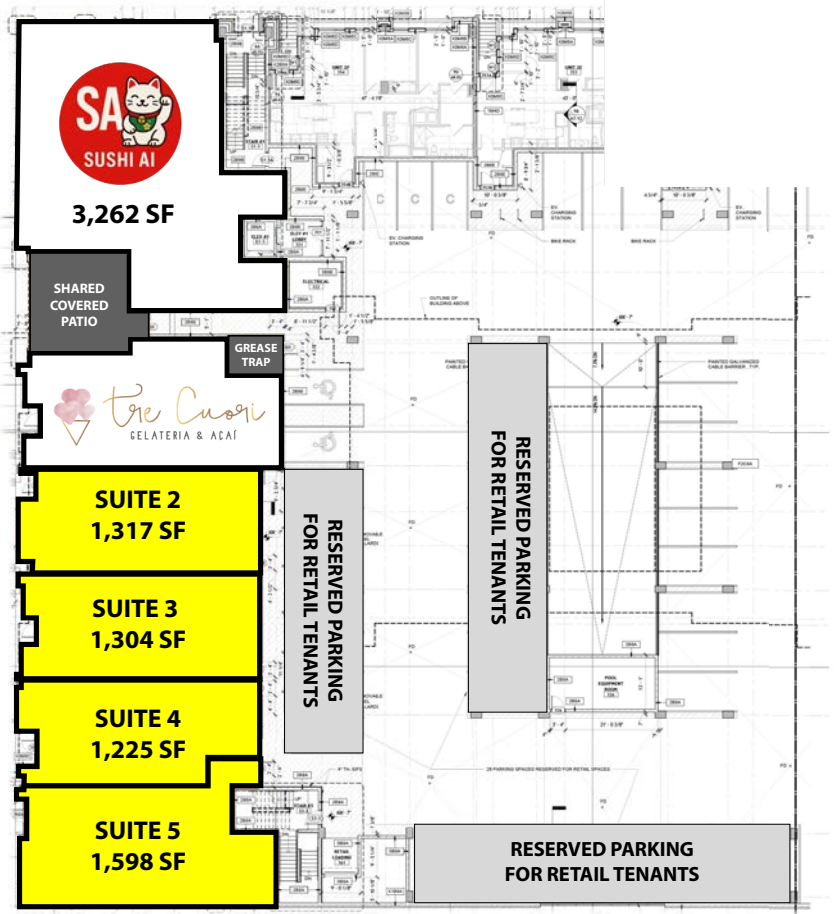
Strong employment base focused on professional and office users



The information in this flyer is based on various sources and is believed to be accurate. While we do not doubt its accuracy, we have not verified it and make no guarantee or accept any responsibility to independently confirm its accuracy and completeness. Any projections are based on assumptions and are not intended to represent the current or future performance of the property. The value of any transaction to you depends on many other factors which should be evaluated by you. You should conduct a careful, independent investigation of the property in detail to determine the suitability of the property for your needs.

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SITE PLAN & DEMOS



SUITE	SIZE (SF)	360 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]

5,444 SF FOR LEASE
DEMISING WALL TO BE CONSTRUCTED

3 ASKING RATE
\$28.00/SF TO \$35.00/SF NNN

POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
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

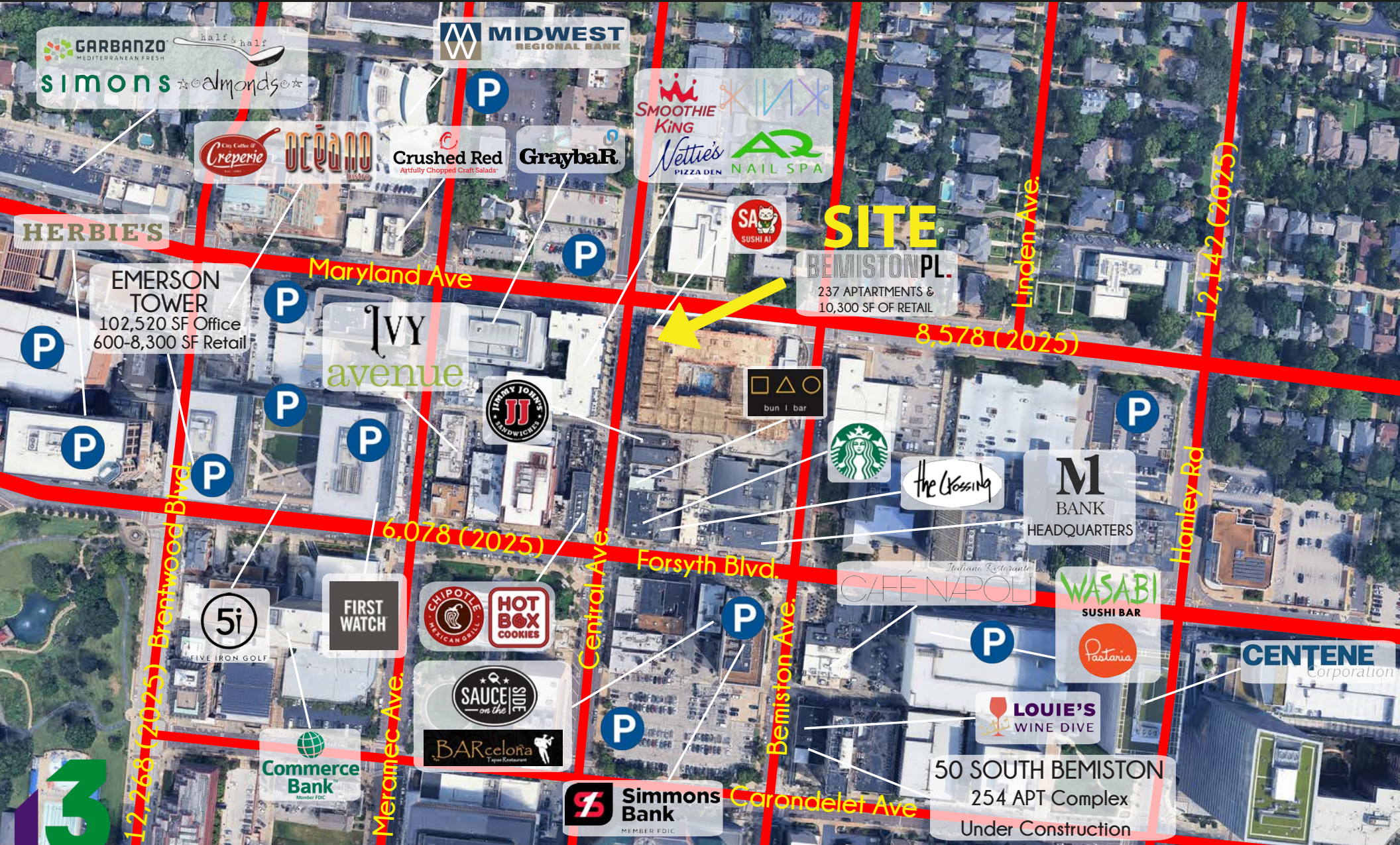
ENVOY APARTMENTS: 299 UNITS; 21 STORY APARTMENT TOWER

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ZOOM AERIAL



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