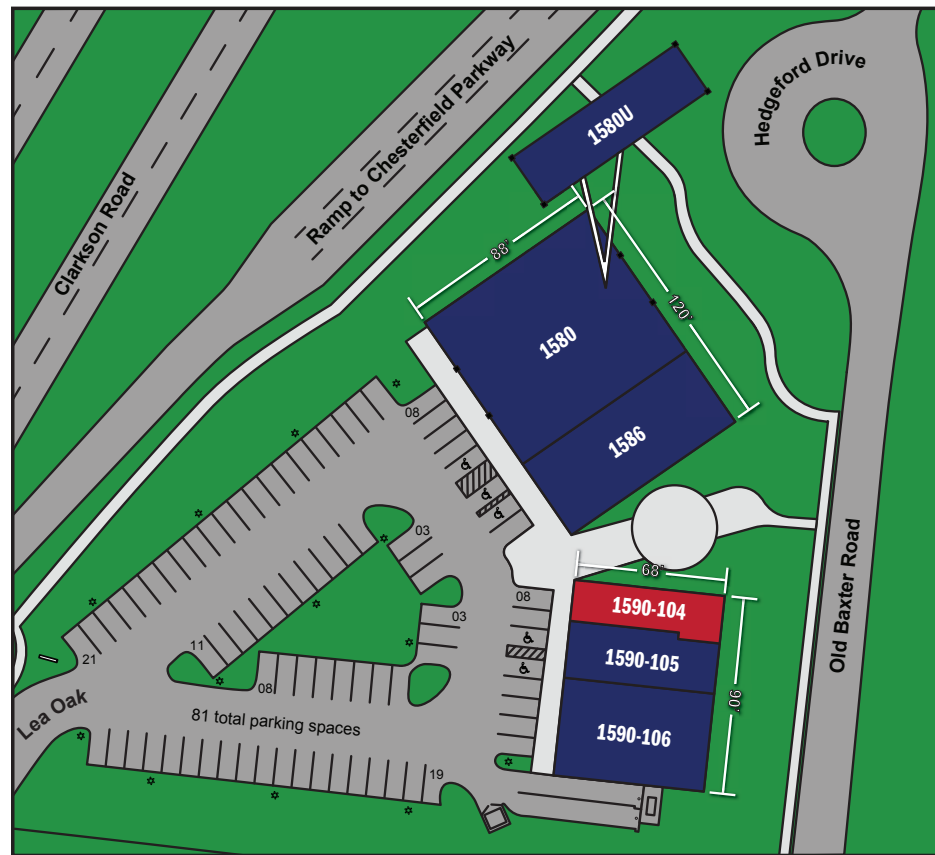


The Shops at Clarkson Corner



SPACE	STATUS	SF
1580, 1580U	Talbots	11,627
1586	Pilates + Yoga	2,463
1590-104	AVAILABLE	1,292
1590-105	J. McLaughlin	1,800
1590-106	Chico's	3,250

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Clayton, Missouri 63105
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The Shops at Clarkson Corner

RETAIL
1,292 SF AVAILABLE

**1580-1590 CLARKSON ROAD,
CHESTERFIELD, MISSOURI 63017**

- Endcap Space Available with Adjacent Outdoor Patio
- Building & Monument Signage Opportunity
- Heavy Traffic Retail Center (42,422 vehicles per day)
- Prime Location Across from Downtown Chesterfield
- Quick, Convenient Access to Interstate 64/40

Daytime Population: 193,836 within 5 miles



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PROPERTY HIGHLIGHTS

- Two-building 20,432 SF retail center
- Visibility from Clarkson Road retail corridor
- Easy access via signalized intersection at Clarkson Road and Lea Oak Drive
- 4.0/1,000 SF surface parking ratio
- High population density

TRAFFIC COUNTS

- Clarkson Road: 42,422 VPD
- Interstate 64/40: 139,462 VPD

AREA DEMOGRAPHICS

	Total Population	Daytime Employees	Median Household Income
1 Mile	8,131	11,083	\$131,777
3 Mile	49,700	123,886	\$155,688
5 Mile	122,664	193,836	\$148,949