

2.95 Acres – Sale or Lease



CLAYTON CAPITAL PARTNERS
COMMERCIAL REAL ESTATE

299 Clarkson Rd, Ellisville, MO 63011



PROPERTY HIGHLIGHTS

- Located between Clayton Road and Manchester Road in the heart of Ellisville's primary retail and service corridor
- Across from established uses, including Chick-fil-A, Dierbergs Markets, Dewey's Pizza, and St. Louis County Library
- Excellent visibility & frontage on Clarkson Rd (30,000+ VPD)
- Rare infill opportunity in an established trade area
- Significant site work completed
- Ideal for retail, medical, office, or mixed-use development
- Survey and site plan available

OFFERING SUMMARY

Sale Price:	\$1,295,000
Lease Rate:	\$100,000 per year (Ground)
Lot Size:	2.95 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,938	25,878	56,595
Total Population	7,492	67,706	144,647
Average HH Income	\$148,954	\$168,035	\$170,802

Presented By:

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FOR SALE & LEASE LAND

Retail & Services

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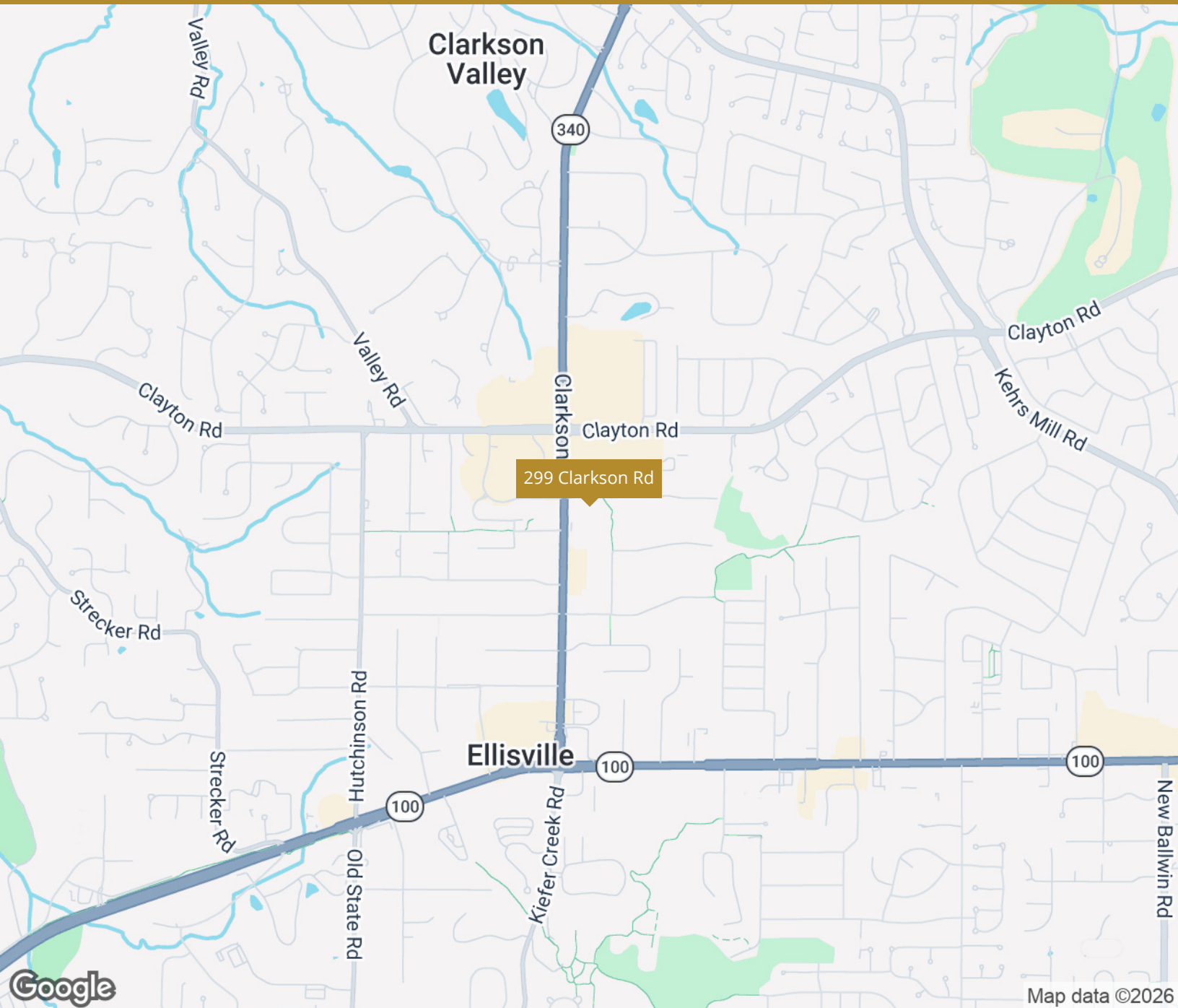
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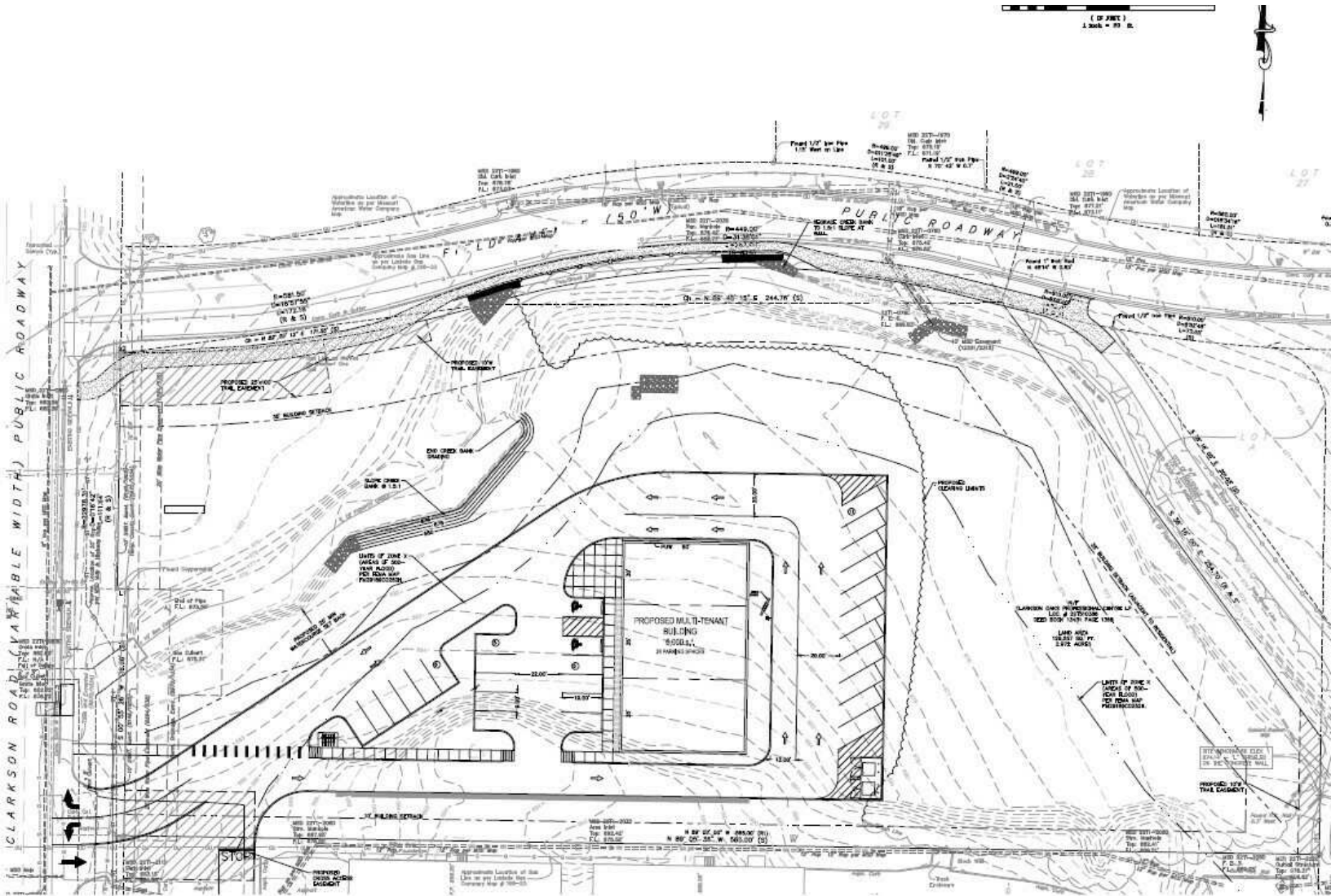
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Potential Site Plan

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