

99 Old Sugar Creek Rd

Fenton, MO 63026



CLAYTON CAPITAL PARTNERS
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

High-visibility property along Highway 30, just minutes from Gravois Bluffs

PROPERTY HIGHLIGHTS

- Open layout for showroom or retail use
- Back-of-house receiving, staging, and storage
- Two single restrooms for staff and customer use
- Loading dock with additional delivery door
- Building and pilon signage available fronting Hwy 30
- 73 spaces, parking ratio of 5.6/1,000 SF
- Strong demographics

OFFERING SUMMARY

Lease Rate:	\$13.95 SF/yr (NNN)
Available SF:	10,000 - 12,494 SF
Lot Size:	1.489 Acres
Building Size:	12,494 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,506	18,368	31,376
Total Population	5,977	47,698	80,102
Average HH Income	\$94,543	\$110,774	\$111,601

TRAFFIC COUNTS

Annual Average Daily Traffic	40,982 Vehicles
Annual Average Weekday Traffic	45,285 Vehicles

Presented By:

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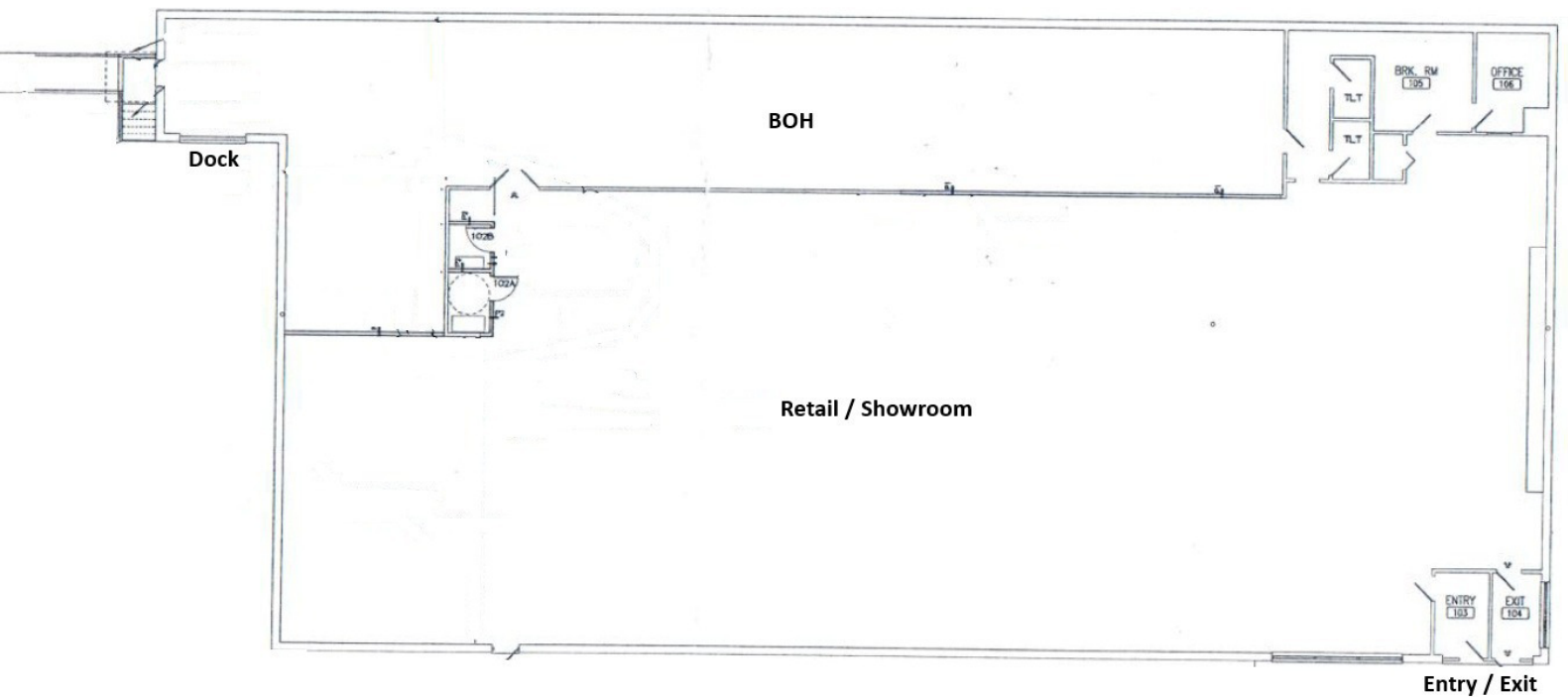
FOR LEASE RETAIL PROPERTY

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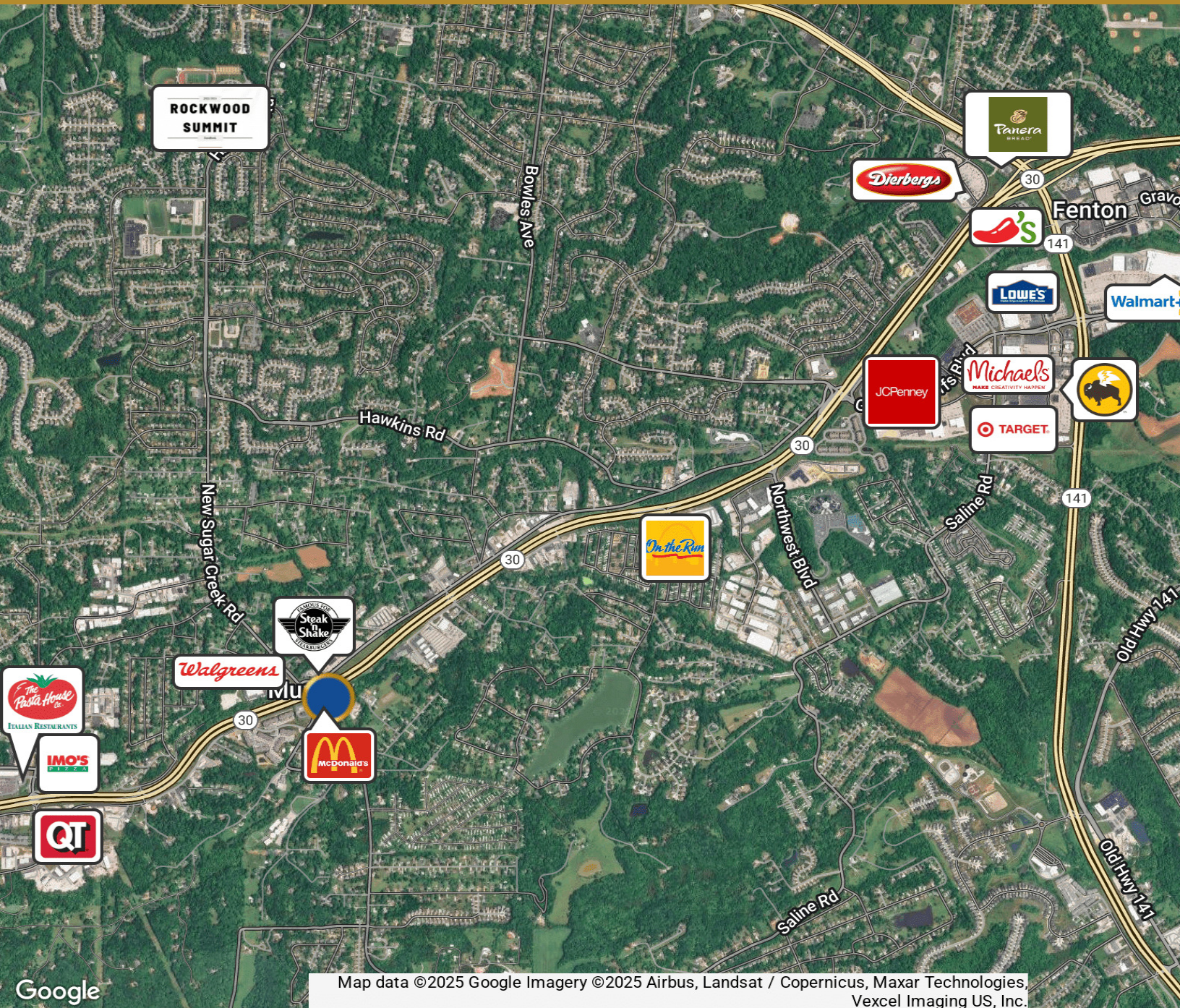
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