

HIGH-TRAFFIC GROUND LEASES AVAILABLE

Located at the intersection of S Brentwood Blvd and Clayton Rd



**SAINT LOUIS
GALLERIA**

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HIGH-TRAFFIC GROUND LEASES

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ADDRESS	LAND AREA	GROUND LEASE EXPIRATION
8101 Clayton Rd Richmond Heights, MO 63105	1.79 acres	05/26/2053
909 S Brentwood Blvd Clayton, MO 63105	0.367 acre	05/26/2053
8108 Whitburn Dr Clayton, MO 63105	0.186 acre	05/26/2053
Total	2.343 acres	

PROPERTY HIGHLIGHTS

- Combined three parcels for 2.343 acres of ground leases available for sale
- Located at the high-traffic intersection of S Brentwood Blvd and Clayton Rd
- Excellent visibility: 24,874 vehicles per day along S Brentwood Blvd; 17,506 vehicles per day along Clayton Rd
- Affluent demographic profile
- Low CAP rate investment suited for long-term hold with tremendous upside on future ground value
- Sale price: \$2,500,000



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AERIAL MAP



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