

FOR SALE OR LEASE

174 Clarkson Rd. Ballwin, MO 63011




21,940 sq ft, .985 acres
\$3,500,000 (\$22.00 sf Full Svc)



**BERKSHIRE
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Jim Von Der Haar

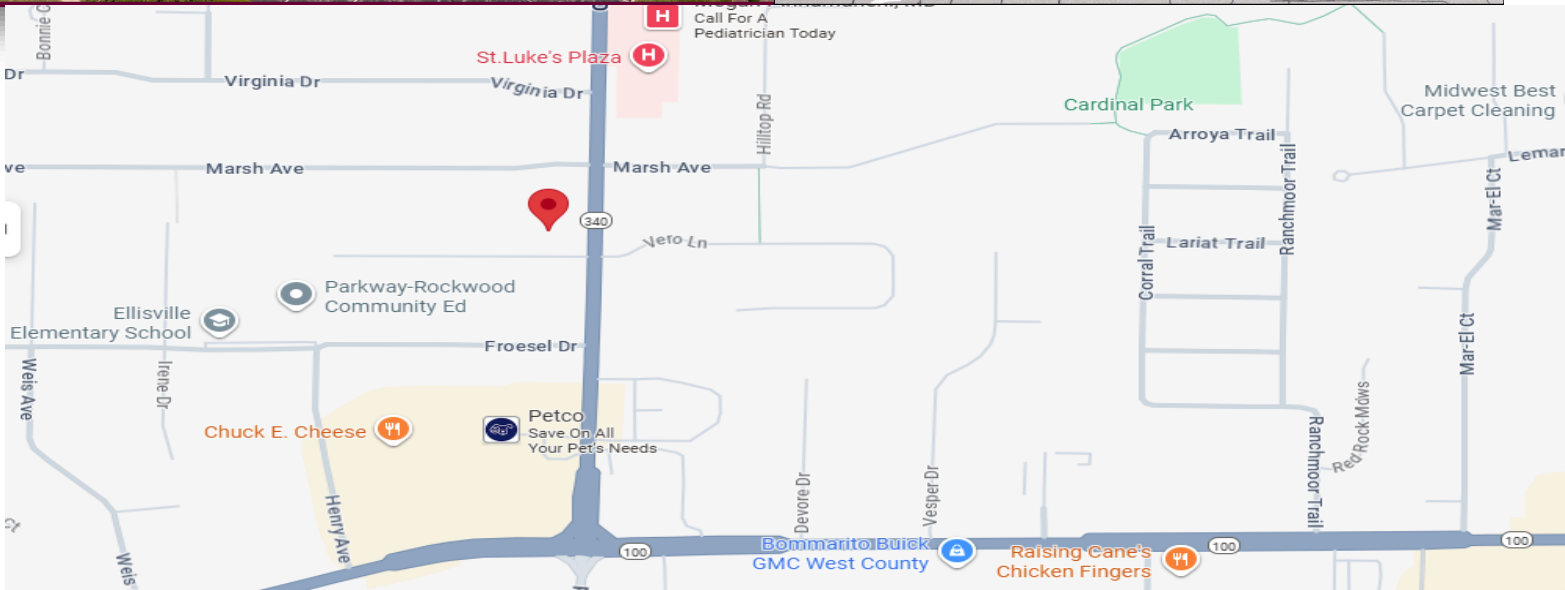
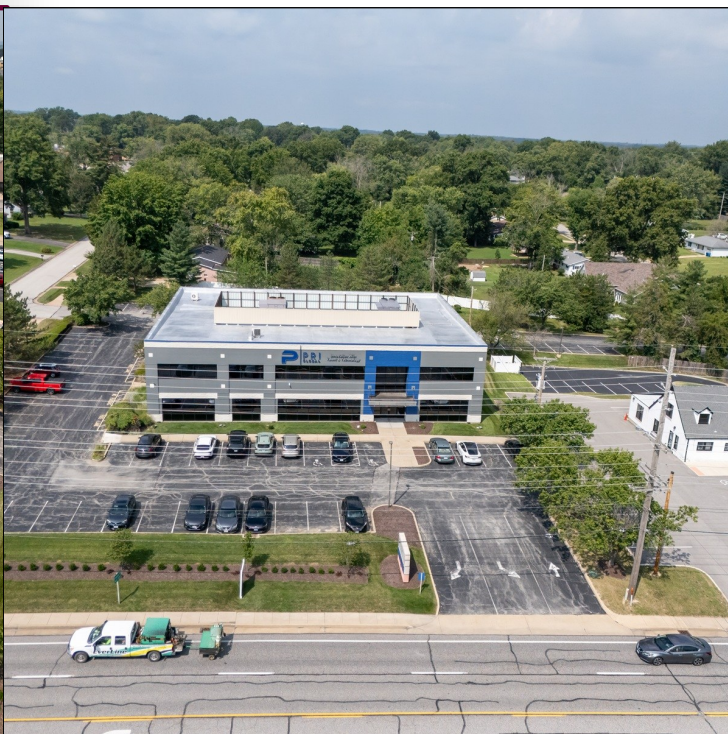
 314-494-8874

 JVonDerHaar@BHHSselectSTL.com

This information has been obtained from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy.


Property Features

Located in West County near Clayton Rd on Clarkson Rd. VPD—up to 35,000. Ample parking.



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Property Features

Main Floor: 6 Private suites, elevator and secured entry.



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Property Features

Second Floor: 4 Private suites, tenants have access to common area including meeting room, reception area and kitchen/breakroom.



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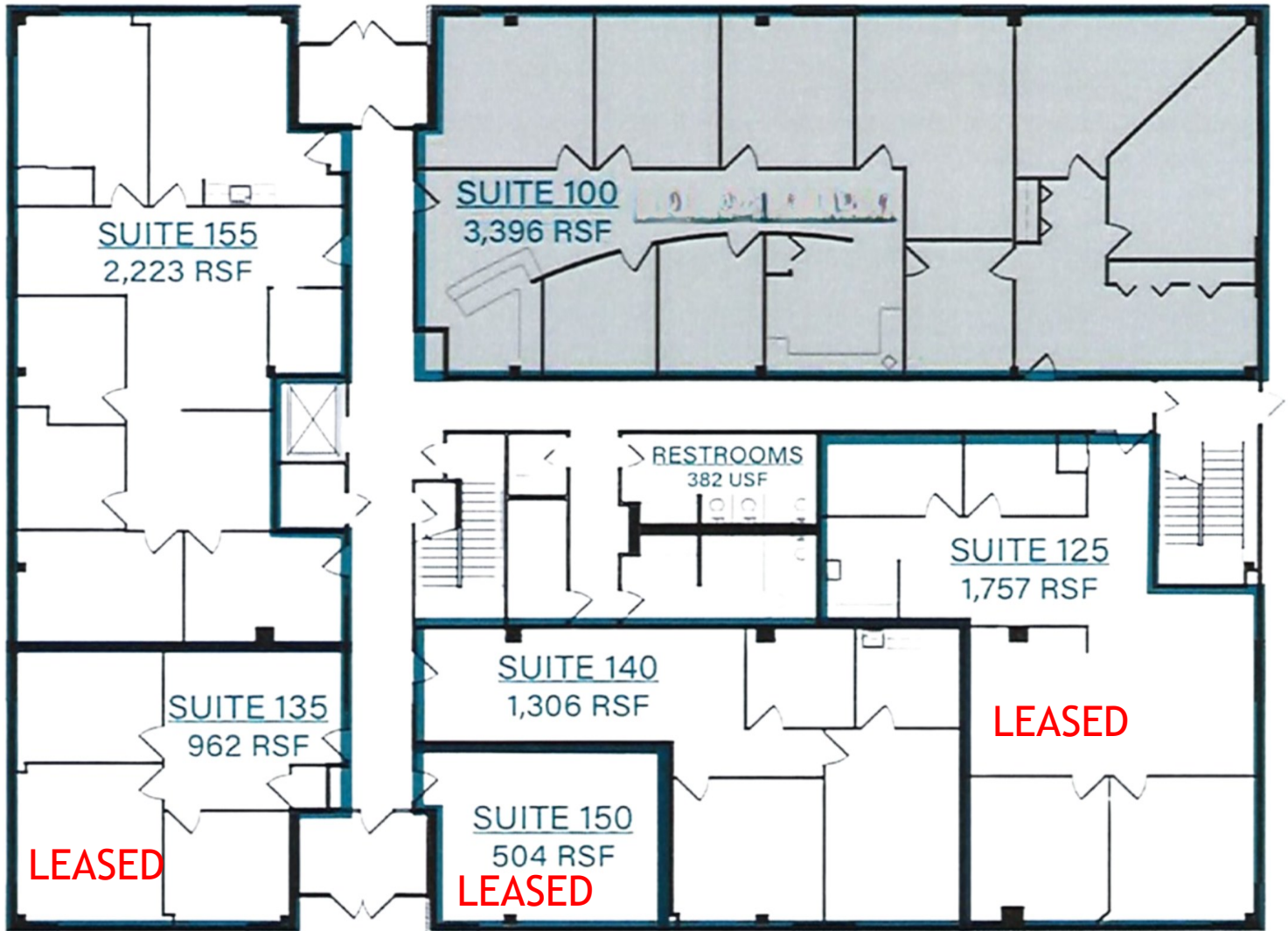
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Main Floor

174 Clarkson Rd., Ellisville, MO 63011

Available Suites: 100, 155 & 140 –up to 9,981 RSF.



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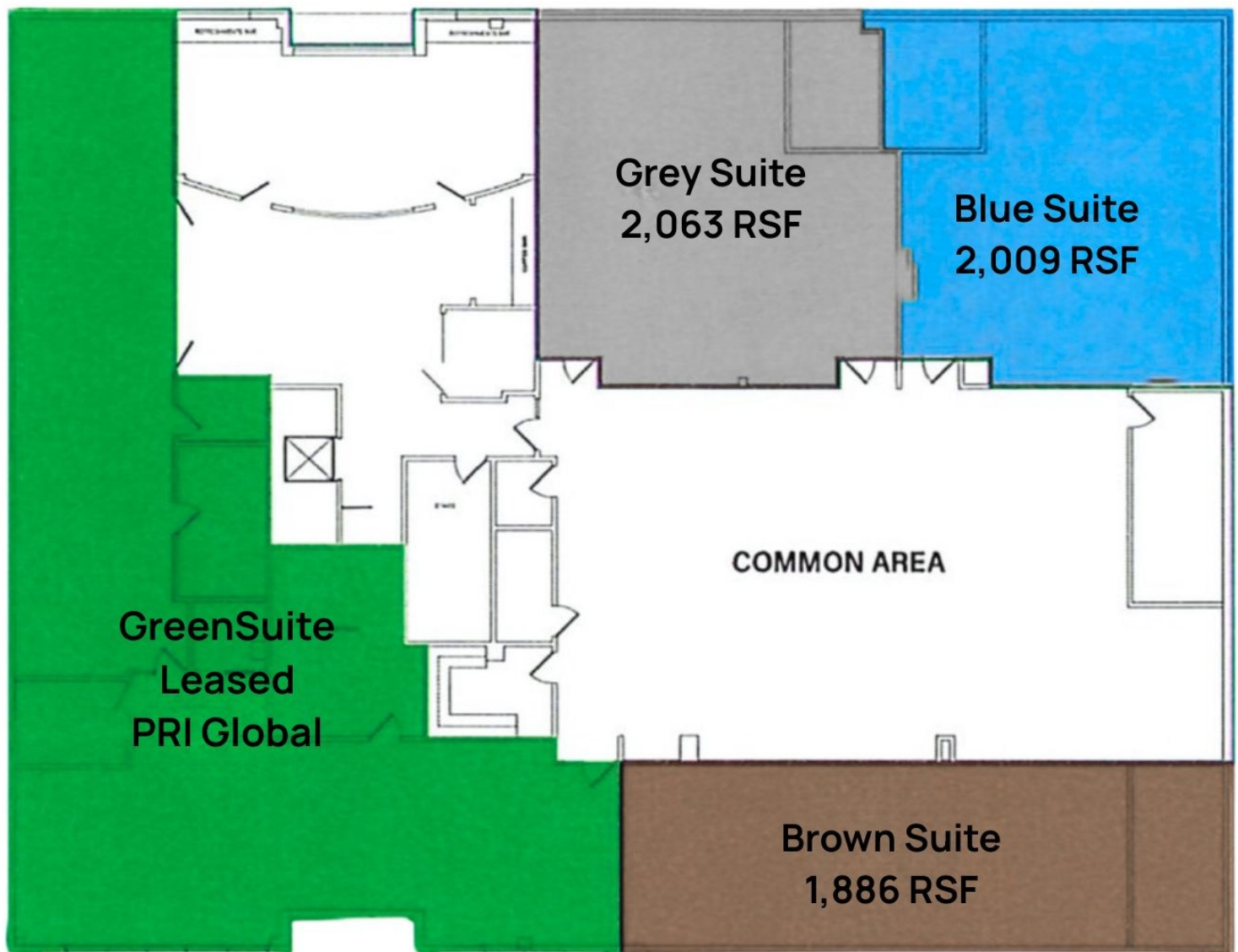
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Second Floor


174 Clarkson Rd., Ellisville, MO 63011

2nd Floor currently occupied



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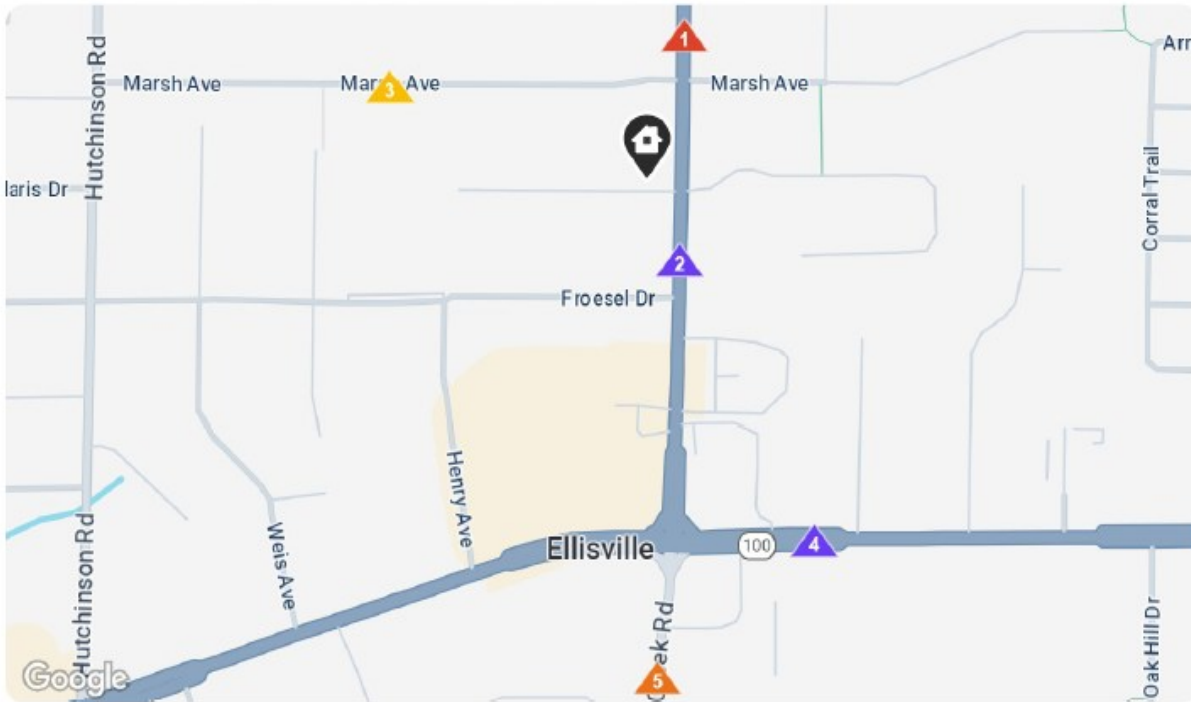
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Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ **25,777**

Clarkson Road

2024 Est. daily traffic counts

Cross: Marsh Ave

Cross Dir: S

Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2022	▲	19,401	AADT
2019	▲	38,884	AADT

▲ **35,393**

Clarkson Rd

2024 Est. daily traffic counts

Cross: Froesel Dr

Cross Dir: S

Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2013	▲	35,205	AADT
2012	▲	35,205	AADT
2011	▲	37,619	AADT
1994	▲	34,380	AADT

▲ **267**

2024 Est. daily traffic counts

Cross: -

Cross Dir: -

Distance: -

Historical counts

Year	▲	Count	Type
2022	▲	267	AADT

▲ **38,259**

Manchester Rd

2024 Est. daily traffic counts

Cross: Devore Dr

Cross Dir: E

Distance: 0.04 miles

Historical counts

Year	▲	Count	Type
2013	▲	39,259	AADT
2012	▲	39,259	AADT
2011	▲	37,961	AADT
1994	▲	41,780	AADT

▲ **8,238**

Kiefer Creek Rd

2024 Est. daily traffic counts

Cross: Parkview Estates Dr

Cross Dir: S

Distance: -

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



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