



**CUSHMAN &
WAKEFIELD**

Prominent Retail Sublease

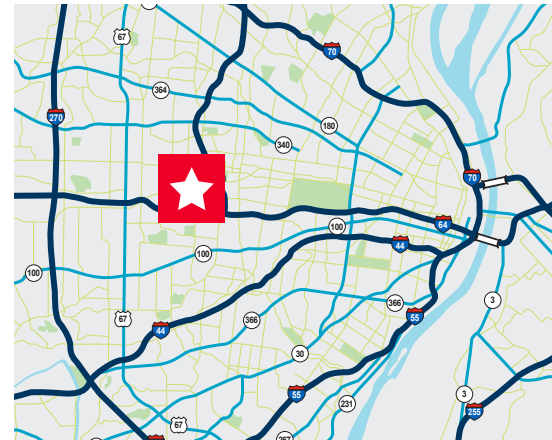
8101 Clayton Road | Clayton, MO 63105



4,517 SF END CAP AVAILABLE

Property Highlights

- Excellent location at the high traffic intersection of the Northwest Corner of Clayton Rd. and Brentwood Blvd directly across from The Galleria Mall
- Affluent population base with Average Household Income of \$142,500+ within one mile of site location
- High traffic counts with over 82,555 VPD from Cross Streets, Brentwood Blvd and Clayton Rd.
- Easy Access to I-64 and I-170
- **Contact broker for pricing**



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Population | 14,639 | 108,140 | 287,002 |
| Households | 6,595 | 47,659 | 127,347 |
| Average HH Income | \$142,564 | \$116,995 | \$101,262 |

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Site Plan

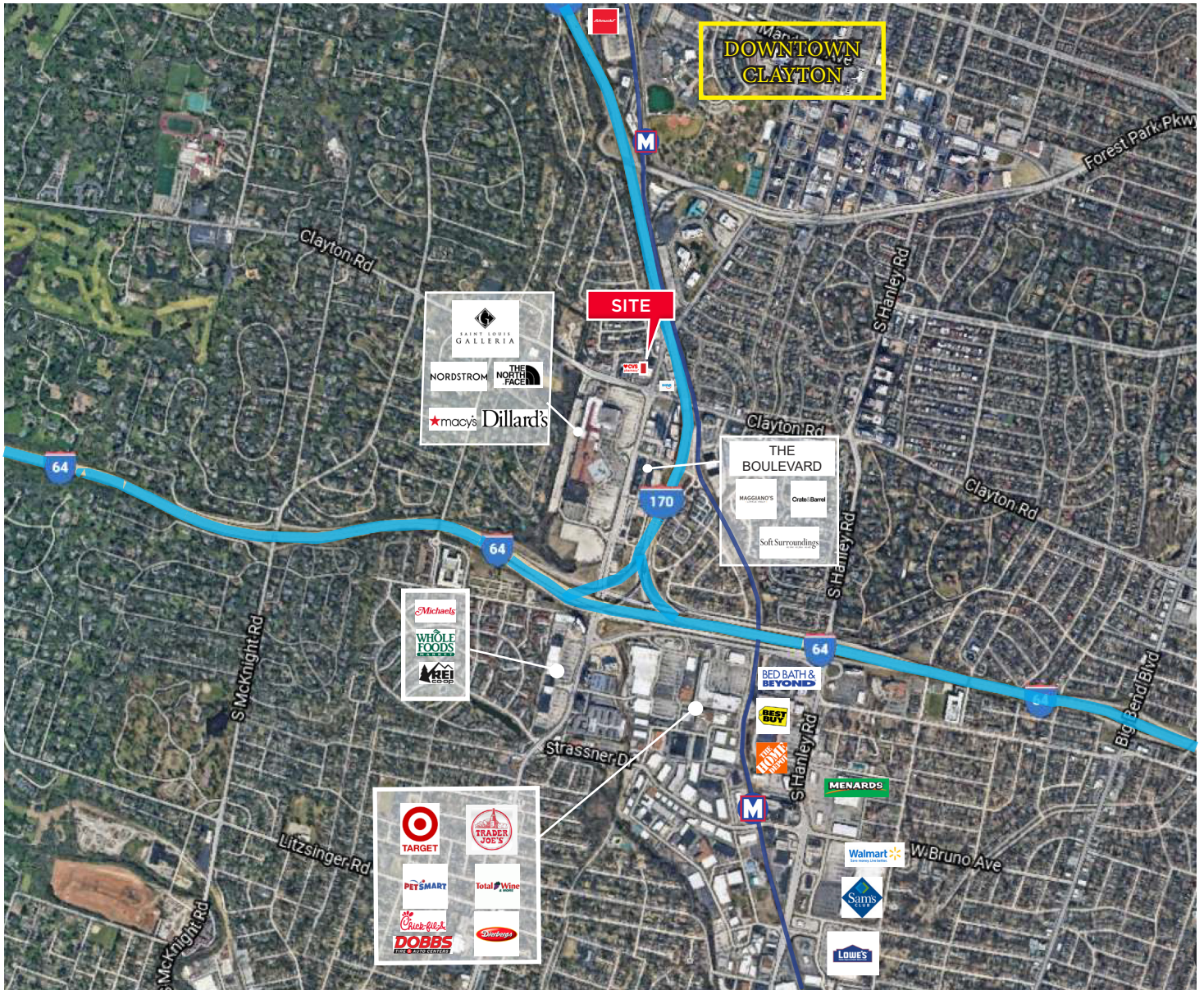


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Ariel



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