



RARE CLAYTON CONVERSION OPPORTUNITY

SCAN HERE!



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**7530 MARYLAND AVENUE
CLAYTON, MO 63105
6,429 S.F. | \$1,499,000 (\$233/S.F.)**

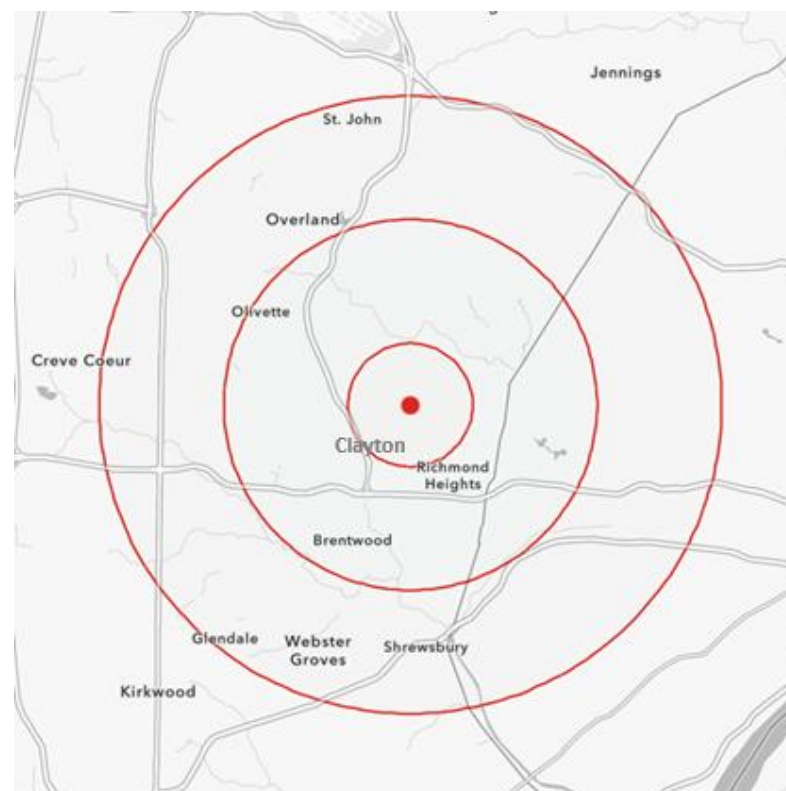
PROPERTY INFORMATION



- **6,429 S.F. 2- STORY BUILDING WITH 3,277 S.F. LOWER LEVEL (9,706 S.F. TOTAL)**
- **3 CAR GARAGE PLUS 9 CAR SURFACE LOT AT THE REAR**
- **CONSTRUCTED IN 1941 AND DESIGNED BY FAMED WILLIAM B. ITTNER ARCHITECTS**
- **ORIGINALLY CONSTRUCTED BY CLAYTON SCHOOL DISTRICT AS THEIR BOARD OF EDUCATION HEADQUARTERS**
- **ZONED R-2: POTENTIAL USES INCLUDE OFFICE, SINGLE-FAMILY RESIDENCE, CONDO, EDUCATIONAL, OR MIXED-USE**
- **LOCATED IN THE CLAYTON CENTRAL BUSINESS DISTRICT WITH RESTAURANTS, HOTELS, AND RETAIL WITHIN WALKING DISTANCE**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		19,043	115,592	290,286
HOUSEHOLDS		8,700	53,685	136,795
AVERAGE HH INCOME		\$234,619	\$150,500	\$126,611



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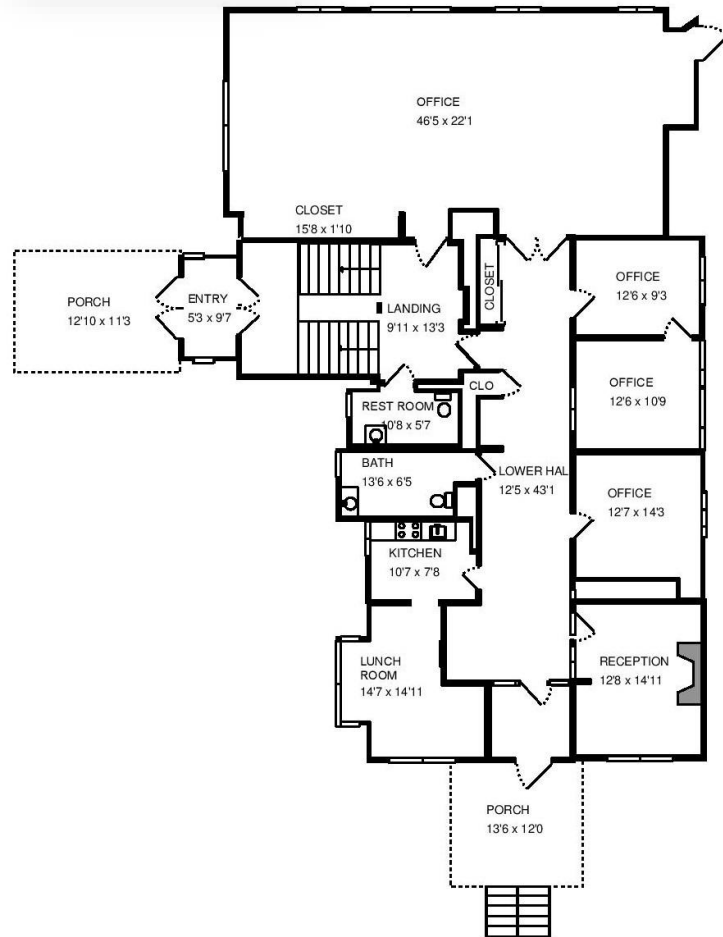
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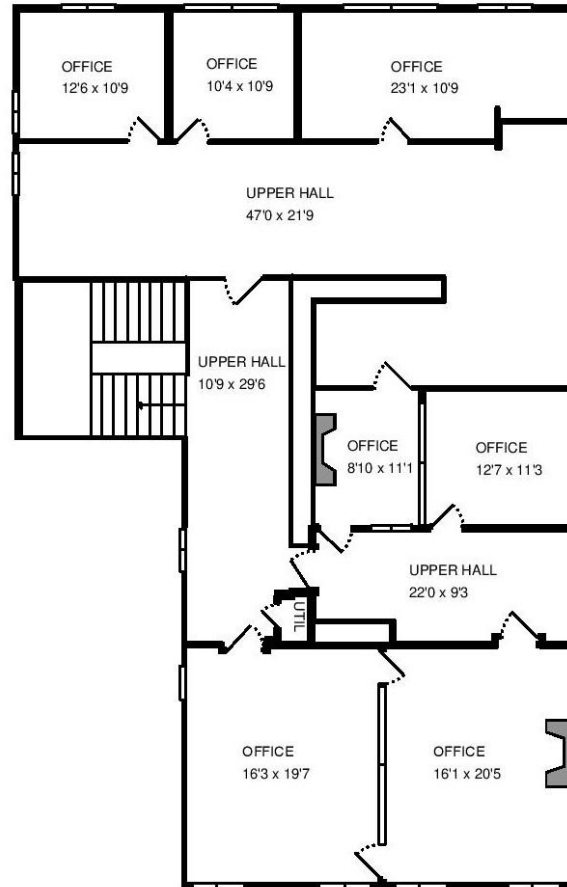
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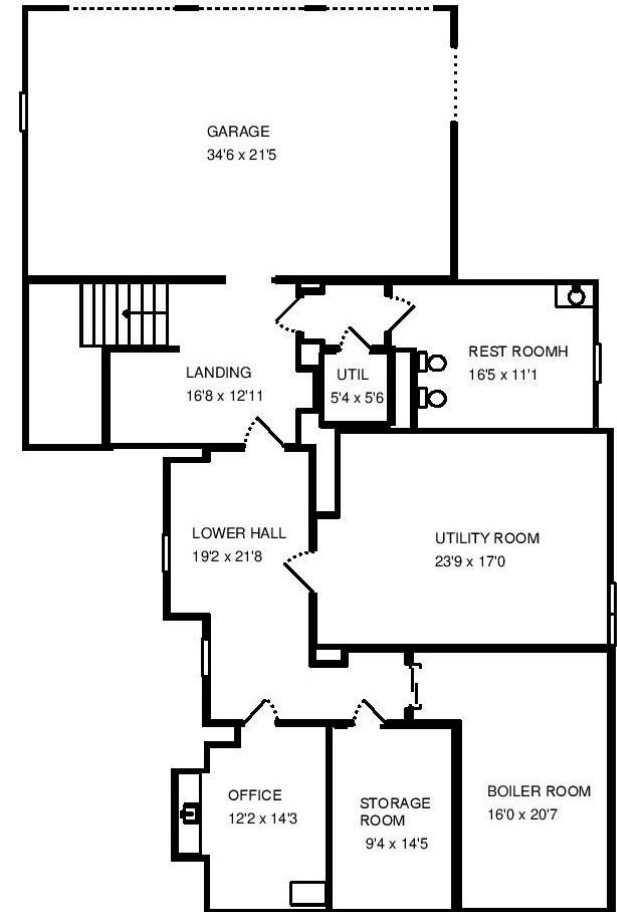
FLOOR PLAN



1ST FLOOR



2ND FLOOR



LOWER LEVEL

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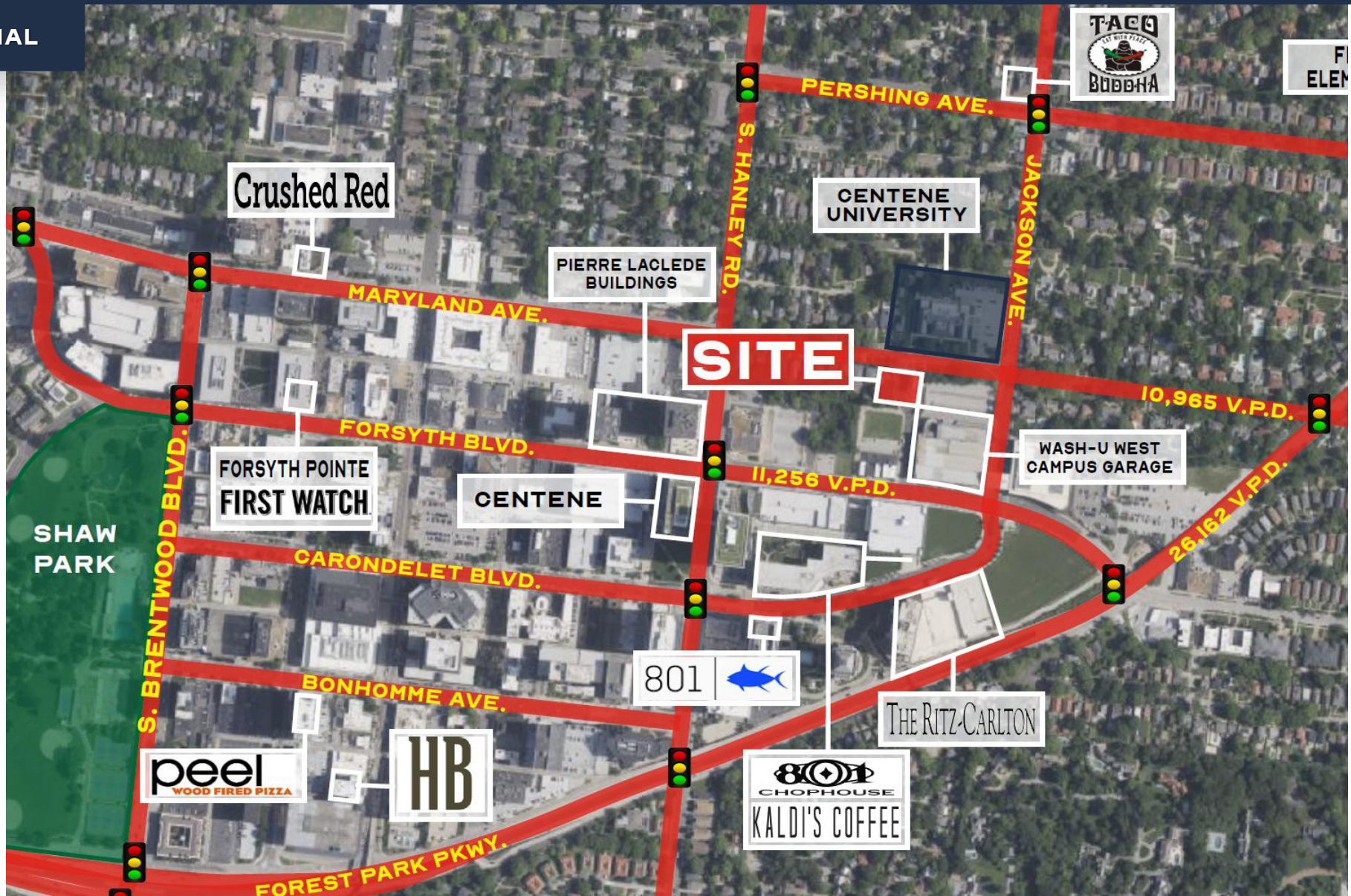
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AERIAL



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