



# Ground Lease Opportunity

## 12151 Clayton Rd

Town and Country, MO 63131

Jim Loft, CCIM, SIOR | (314) 696-1400  
jloft@gershmancre.com

Dan Freeland, CCIM, SIOR | (314) 889-0605  
dfreeland@gershmancre.com

Fallon Chambers | (314) 746-1425  
fchambers@gershmancre.com



N BALLAS RD

CLAYTON RD

**SITE**  
1.0 ACRE

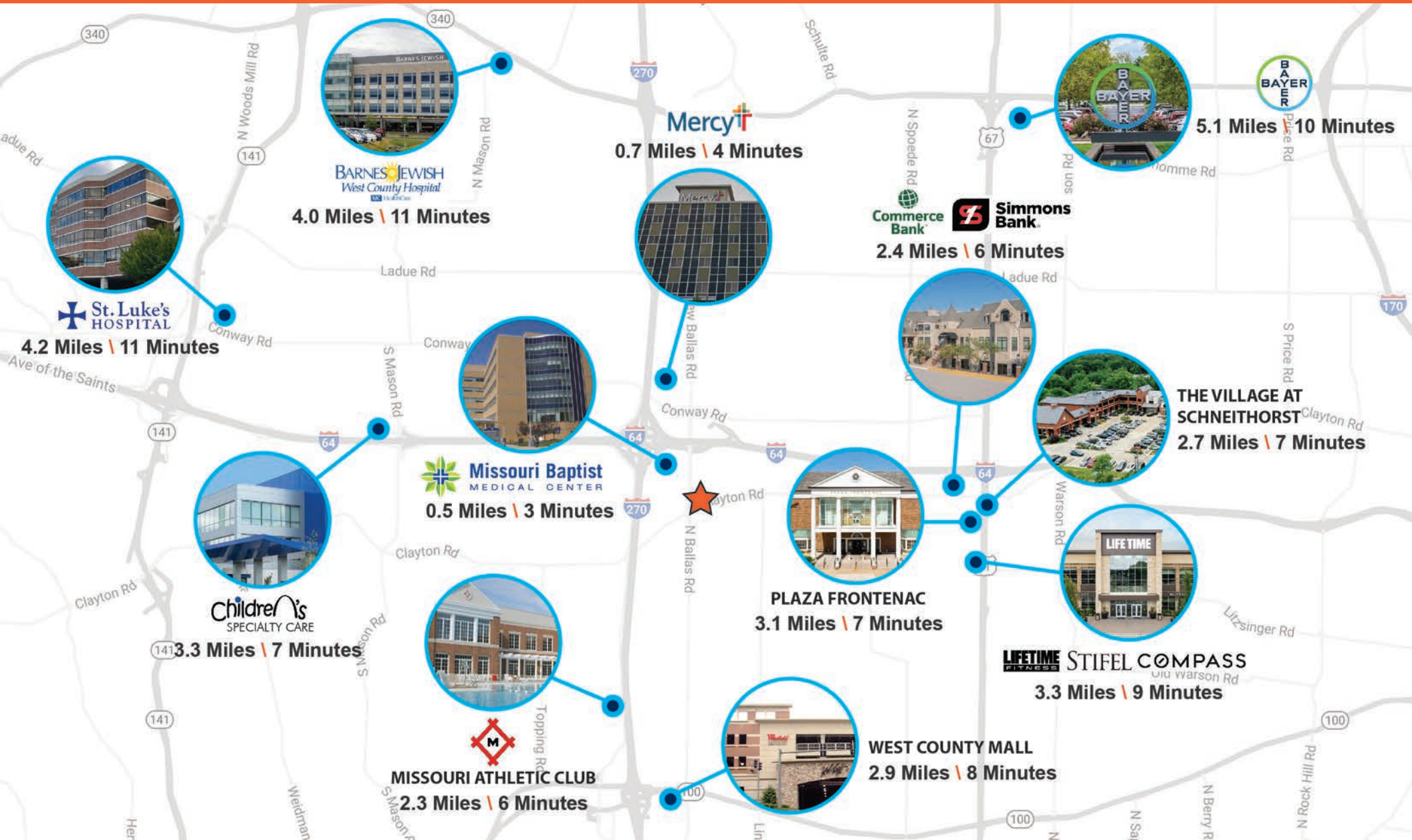
Setback  
Boundary



**Gershman**  
Commercial Real Estate



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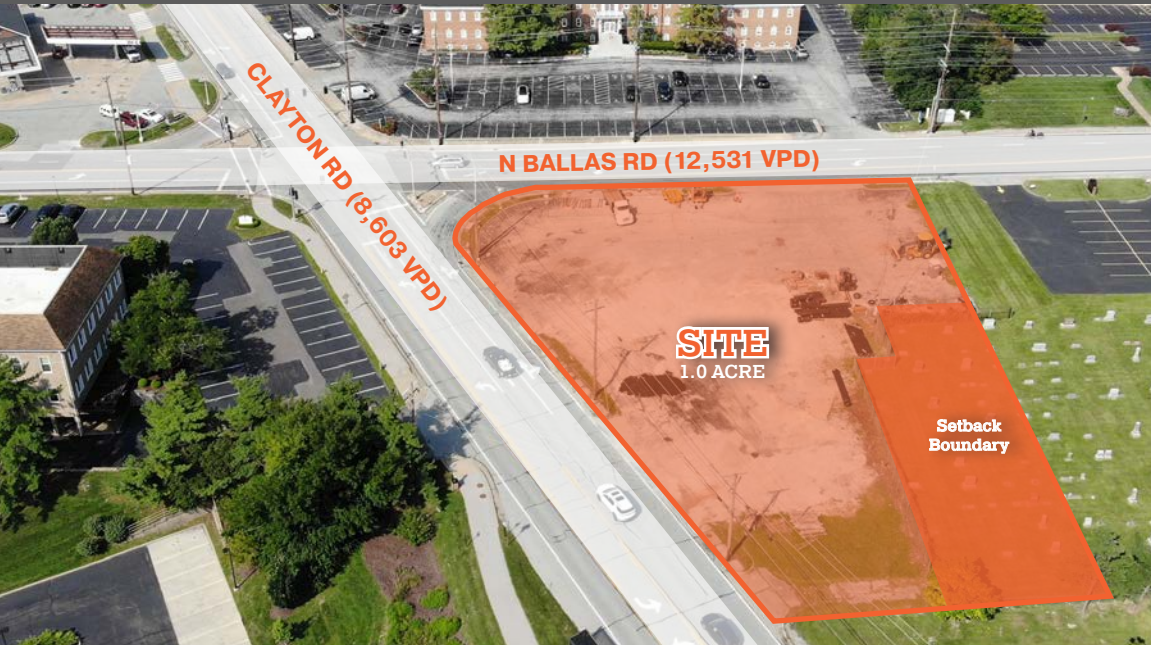
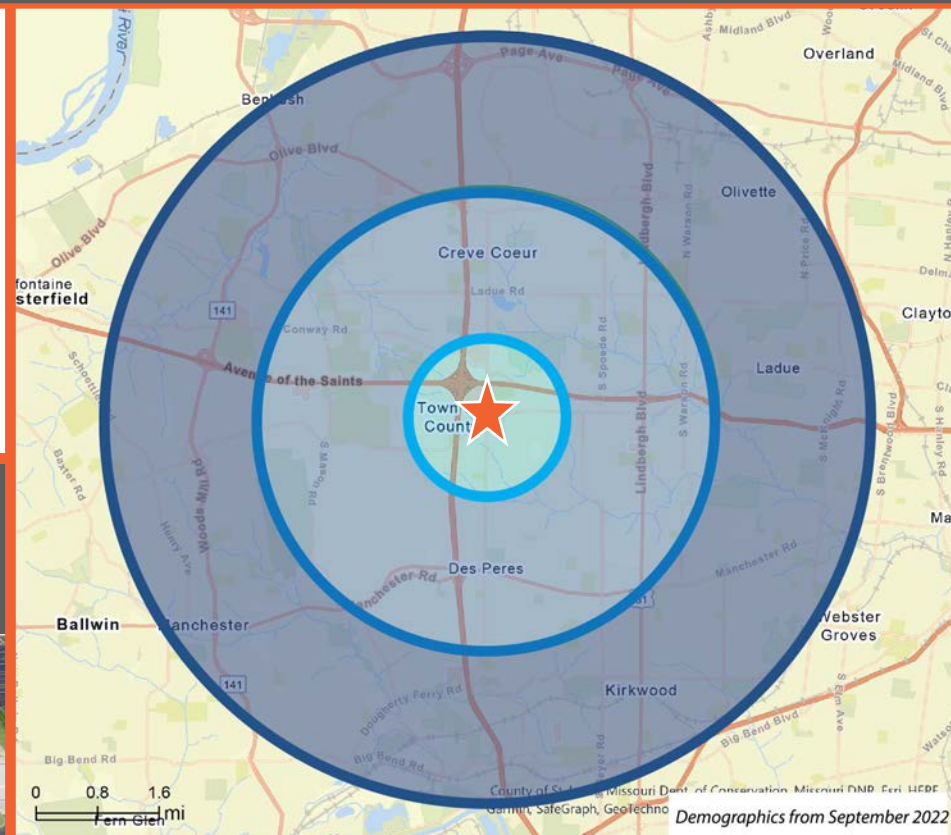




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## 1.0-Acre Ground Lease Opportunity

- Rare Ground Lease Opportunity on the NE Corner of Ballas & Clayton Rd
- Approximately 1/2 Mile from Missouri Baptist & Mercy
- Zoned Campus Office (CO) & Service Revitalization Development (SR) which Allows for 1 or 2 Story Structure for Office, Medical or Retail Use
- Easy Access to I-64/Hwy 40 & I-270
- Call Broker for Pricing



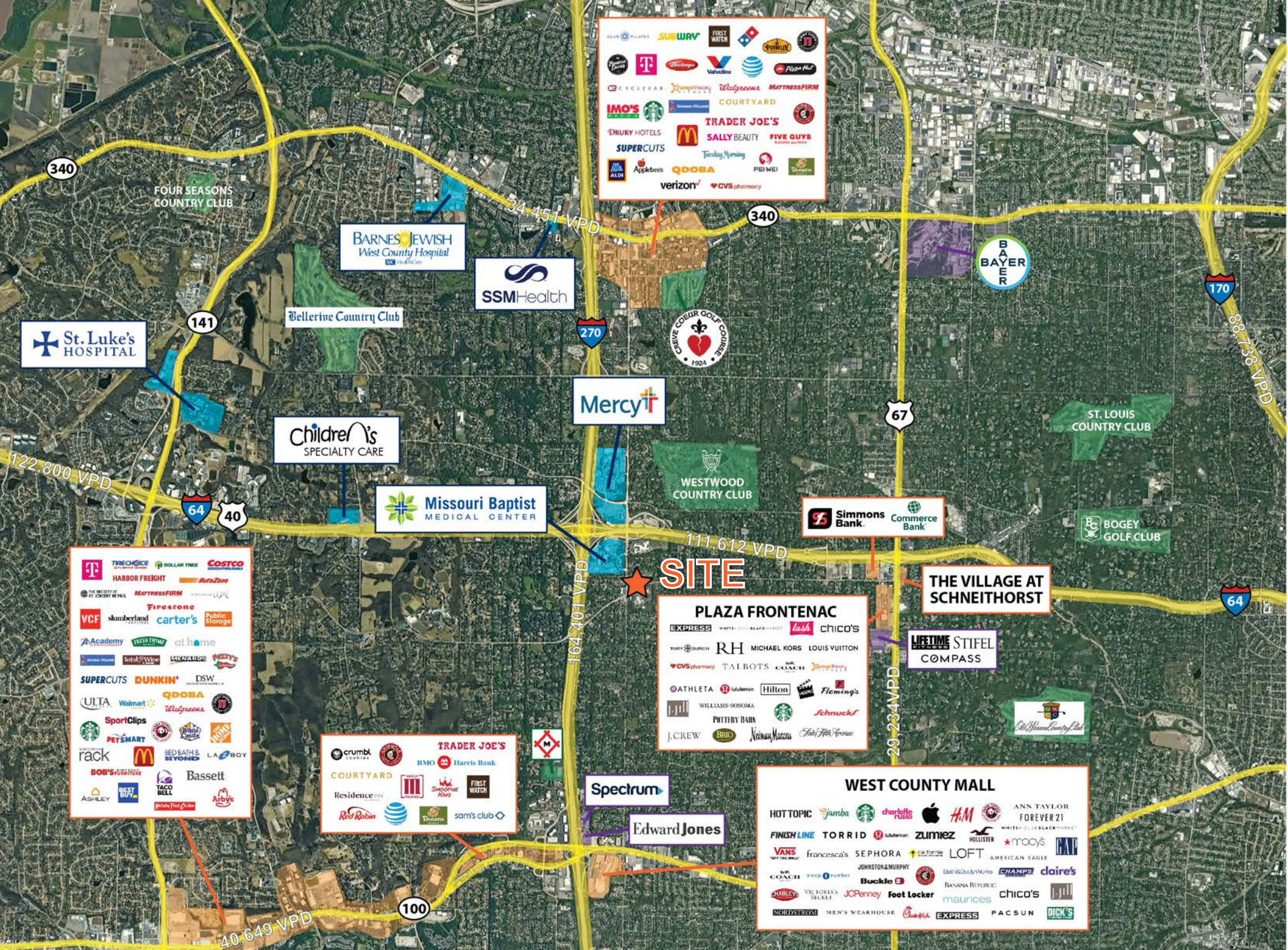
Radius	Total Population	Daytime Population	Median Home Value	Median Household Income
1 MILE	2,666	5,535	\$608,029	\$175,113
3 MILES	41,518	77,192	\$513,642	\$152,066
5 MILES	179,824	253,876	\$399,646	\$109,676

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CLUB CALLEE SUBWAY FIRST WATER

Planet Fitness T-Mobile Verizon Veeva AT&T Pizza Hut

CYCLEBAR Xfinity Walgreens MATTRESS FIRM

IMO'S Starbucks COURTYARD

DRURY HOTELS MCDONALD'S TRADER JOE'S SALLY BEAUTY FIVE GUYS

SUPERCUTS Tuesday Morning PEI WEI

verizon CVS pharmacy

BARNES JEWISH West County Hospital

SSMHealth

St. Luke's HOSPITAL

Children's SPECIALTY CARE

Mercy

Missouri Baptist MEDICAL CENTER

**SITE**

**PLAZA FRONTENAC**

EXPRESS WHITE HILL BLACK HILL Lash CHICO'S

TORY BURCH RH MICHAEL KORS LOUIS VUITTON

CVS pharmacy TALBOTS COACH

ATHLETA lululemon Hilton Fleming's

WILLIAMS-SONOMA POTTERY DAWN Starbucks Schnucks

J.CREW BRIDG Neiman Marcus Saks Fifth Avenue

THE VILLAGE AT SCHNEITHORST

LIFETIME STIFEL COMPASS

crumbl BMO Harris Bank

TRADER JOE'S

COURTYARD Residence Inn

Rest Robin sam's club

TIRE CHOICE DOLLAR TREE COSTCO

HARBOR FREIGHT AutoZone

MATTRESS FIRM

VCF Firestone carter's Public Storage

Academy FRESH THyme at home

SUPERCUTS DUNKIN' DSW

ULTA Walmart QDOBA

Sport Clips PET SMART

rack MCDONALD'S BED BATH & BEYOND LA BOY

BOB'S DISCOUNT Bassett

ASHLEY BEST BUY TACO BELL Aditya

**WEST COUNTY MALL**

HOT TOPIC Jamba charlotte's apple H&M ANN TAYLOR FOREVER 21

FINISH LINE TORRID lululemon ZUMIEZ HOLLISTER macy's

VANS francesca's SEPHORA LOFT AMERICAN EAGLE

JOHNSTON & MURPHY Bath & Body Works CHAMPS claire's

COACH Victoria's Secret Buckle JCPenney Foot Locker BANANA REPUBLIC chico's

NORDSTROM MEN'S WEARHOUSE EXPRESS PACSUN DICK'S

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources we deem reliable. It is subject to change without notice. Owner and broker make no representation as to the environmental condition of the property and recommend purchaser's/tenant's independent investigation.