

REDUCED RATE



FOR LEASE

53 Clarkson Road

Ellisville, MO 63011

Lease Rate:

\$25.00 PSF, NNN  
~~\$30.00~~

CONTACT US

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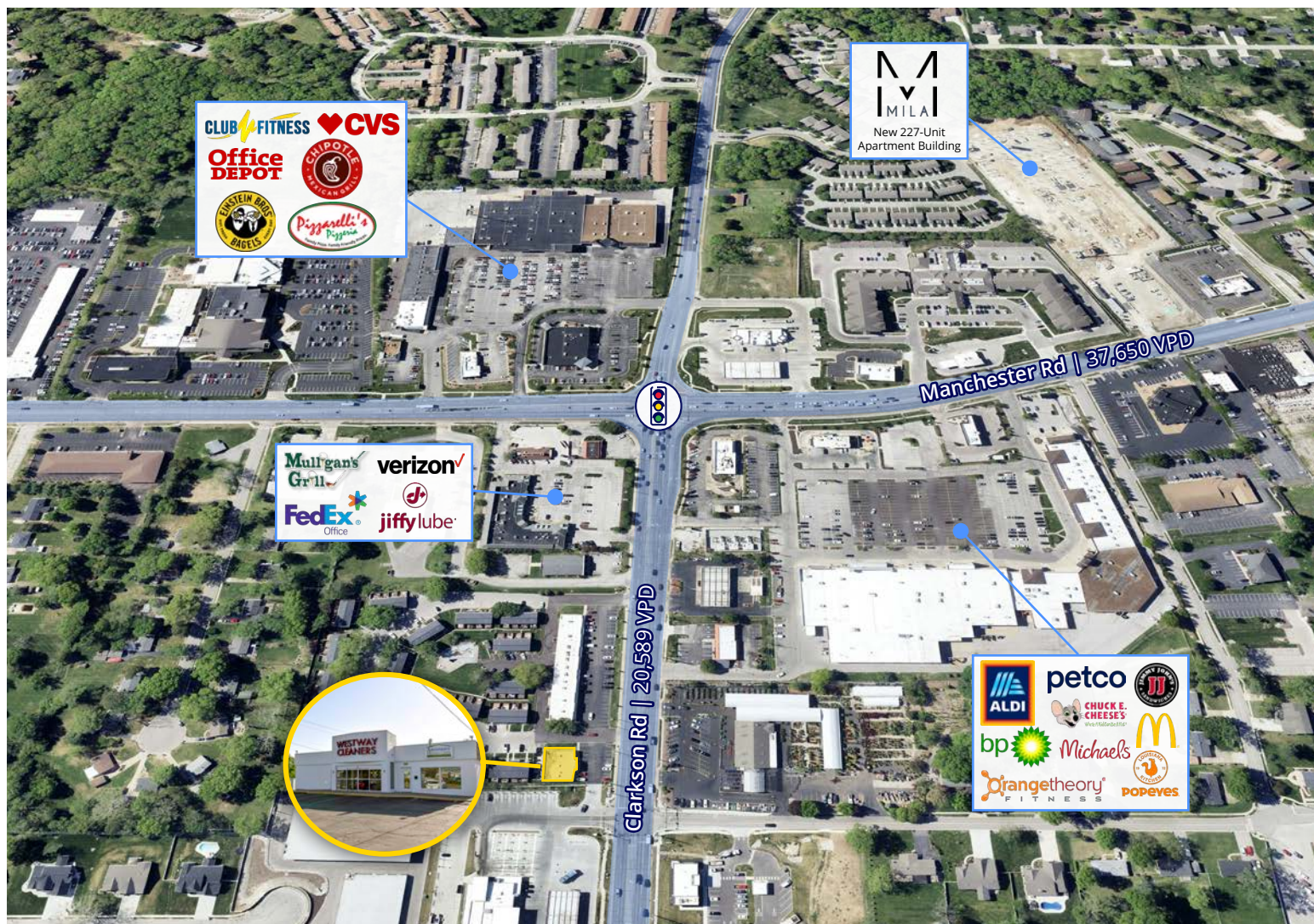
Highlights

- 2,156 SF retail or office space available for lease
- Building and monument signage available
- \$6.61 PSF NNN fees
- Excellent visibility and accessibility
- Located near the intersection of Clarkson Road and Manchester Road





## LOCATION



Demographics	Population	Households	Avg HH Income	Businesses	Employees
1 Mile	7,432	3,208	\$152,509	651	8,043
3 Miles	68,984	26,445	\$169,573	1,751	20,332
5 Miles	144,321	55,727	\$171,052	4,286	58,004

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