

For Sale 1,176 SF Retail / Office

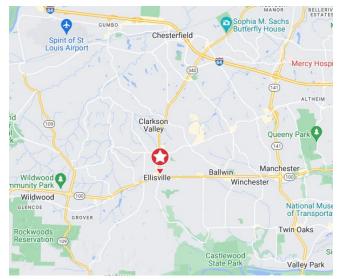


109 Clarkson Executive Park Ellisville, MO 63011

Property Features

- Located in West County on Clarkson Road near Manchester Road
- · Ample surface parking
- Building signage available
- 0.03 Acres lot
- Built in 1983
- Zoning: C
- Traffic count: 35,205
- Price / SF: \$195.58

Sale Price: \$250,000



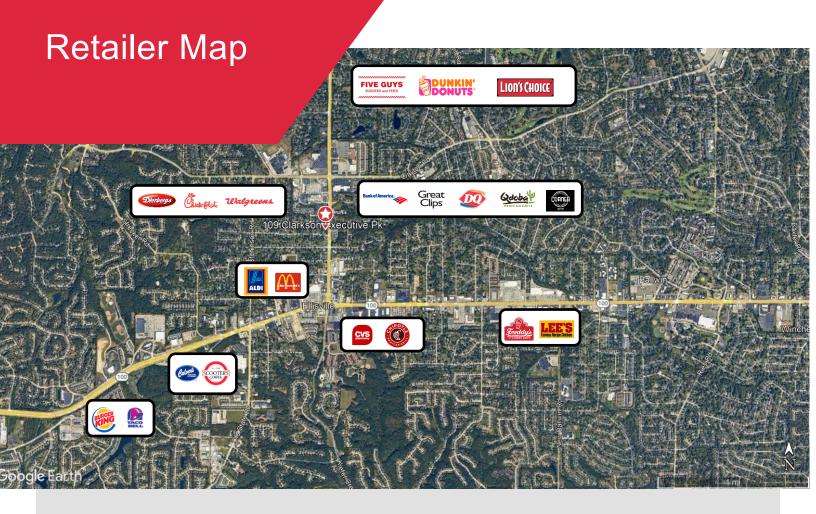
For more information:

Jeff Eisenberg

314 994 4292 Direct • 314 640 8510 Mobile jeisenberg@naidesco.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

8112 Maryland Ave, Suite 300 St. Louis, MO 63105 314 994 4800 naidesco.com



Property Overview

This retail condo provides a unique opportunity to own your retail space. Located just South of the intersection of Clayton and Clarkson Road in the Clarkson Executive Park. This property offers excellent visibility as well as ingress/egress directly from Clarkson Road and ample surface parking in front of the building.

Location Overview

The city of Ellisville has a total area of 4.39 square miles and is bordered by the city of Clarkson Valley to the north, the city of Ballwin to the east and southeast unincorporated St. Louis County to the south, and the city of Wildwood to the west. With more than 574 businesses, the City of Ellisville combines a well-balanced mix of residential and commercial development

Demographics	1 Mile	3 Miles	5 Miles
Population	6,883	70,721	145,913
Households	2,875	26,587	56,009
Daytime Pop	7,836	39,063	105,895
Avg HH Income	\$178,701	\$191,480	\$191,900
Med HH Income	\$122,442	\$140,390	\$139,530

For more information:

Jeff Eisenberg

314 640 8510 • jeisenberg@naidesco.com

NIDESCO

8112 Maryland Ave, Suite 300 St. Louis, MO 63105 314 994 4800 naidesco.com