

# 210 Clarkson Rd

Ellisville, MO 63011

## 3,720 SF RETAIL FOR LEASE

- Standalone Building
- Located at a Signalized Intersection of Clarkson Rd & Marsh Ave
- 2,500 SF Basement
- 24 Parking Spaces (6/1,000 SF Ratio)
- Building Generator
- Former Veterinarian Hospital Perfect for Retail or Medical
- Lease Rate: \$25.00 PSF, NNN

### 2025 Demographics

|         | Daytime Population | Number of Households | Average HH Income |
|---------|--------------------|----------------------|-------------------|
| 1 Mile  | 7,456              | 3,188                | \$114,514         |
| 3 Miles | 69,112             | 26,277               | \$133,466         |
| 5 Miles | 144,242            | 55,650               | \$129,557         |

### FOR MORE INFORMATION CONTACT:

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# 210 Clarkson Rd



19,401 VPD

Clarkson Rd

Marsh Rd

