

## 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



**Population**  
7,484 | 65,545 | 138,430



**Daytime Population**  
7,545 | 38,858 | 180,086



**Median Household Income**  
\$125,980 | \$146,556 | \$143,891



## RETAIL FOR SUBLLEASE

1350 Clarkson Clayton Center | Ellisville, Missouri 63011  
1,427 SF | Triple Nets: \$6.13/SF (2025 actual) | Call for Details

### PROPERTY DETAILS

SUBLLEASE AVAILABLE THRU 12/31/2028

Dierbergs grocery-anchored center

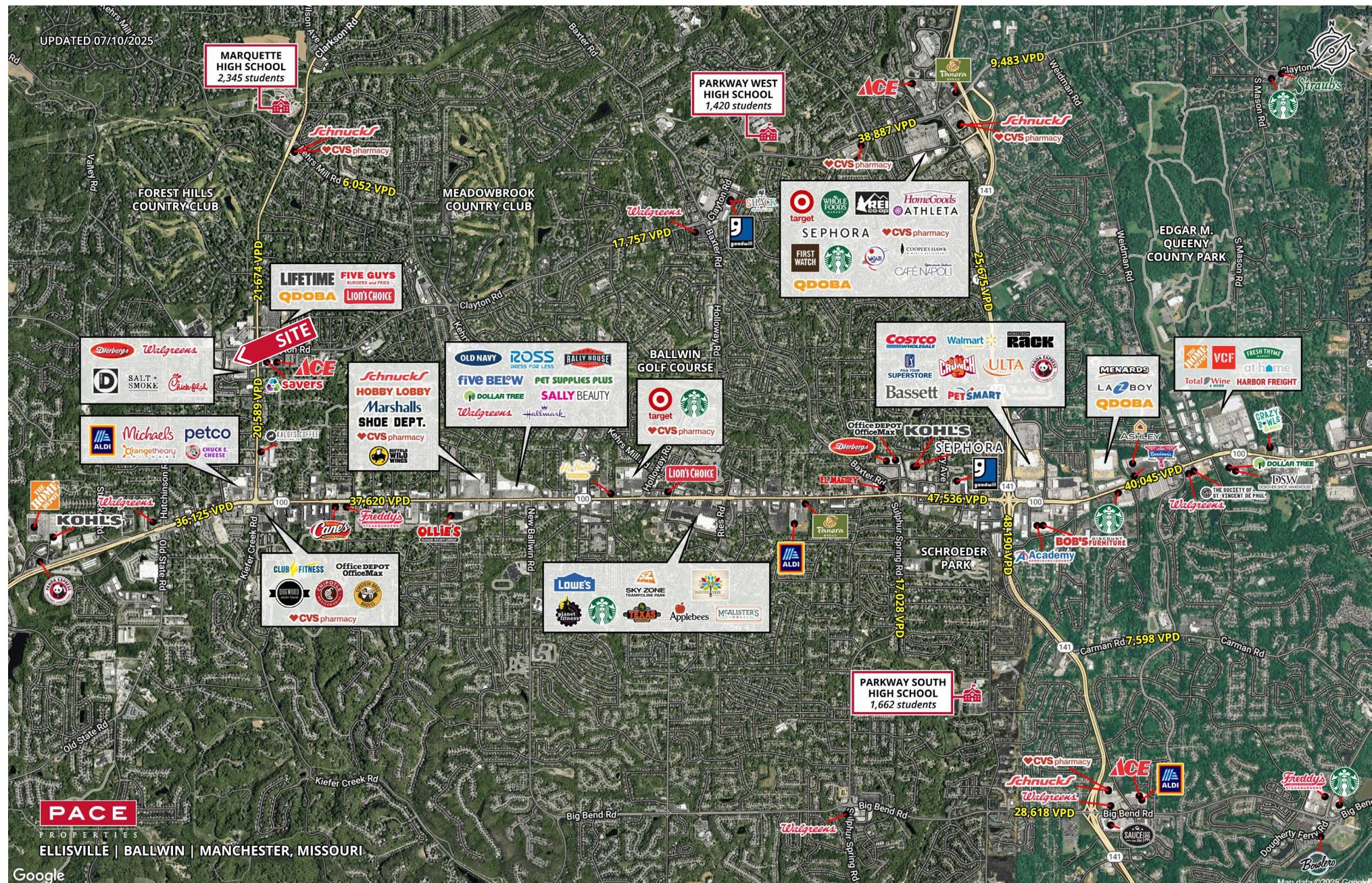
Located at signalized intersection

Strong affluent demographics

Clarkson Road - 45,683 VPD

**Lauren Berry, CCIM**  
314.785.7632  
lberry@paceproperties.com

# Trade Area Aerial



PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

# Floor Plan

All FF&E has been sold and will be removed EXCEPT walk-in freezer, mop sink, & L-shaped table at front of space.

