



## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

8,719 | 49,733 | 121,455



### Daytime Population

12,492 | 54,135 | 121,100



### Median Household Income

\$133,082 | \$150,710 | \$145,514

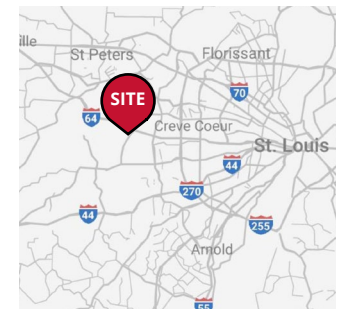
# RETAIL FOR LEASE

Chesterfield Crossing

1627 - 1695 Clarkson Road | Chesterfield, Missouri 63017

2,400 - 2,988 SF | Lease Rate: \$28.00/SF

Triple Nets: \$9.21/SF (2023 actual)



## PROPERTY DETAILS

Located directly south of Chesterfield Mall

Signalized access off Clarkson Road

Excellent street presence on the primary retail artery  
for the eastern Chesterfield trade area

Clarkson Road - 41,980 VPD

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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.

# Site Plan



Space	Status	SF	Space	Status	SF	Space	Status	SF
1627	Crazy Bowls & Wraps	2,000	1649	The Foyer	2,358	1673	America's Best Contacts & Eyeglasses	3,970
1631	Soho Nails	2,000	1651	Duck Donuts	1,767	1677	Treats Unleashed	4,292
1635	The Curry Club	1,950	1655	Project Lean	1,800	1683	Trader Joe's	12,178
1637	Sauce on the Side	2,100	<b>1657</b>	<b>AVAILABLE</b>	<b>2,988</b>	1687	Banfield Pet Hospital	3,600
1639	Games Workshop	1,200	1661	Aurora Medical Spa	4,619	1689	Aurora Medical Spa	2,844
<b>1641</b>	<b>AVAILABLE</b>	<b>2,400</b>	1671	Smashburger	2,400	1691	Restore Hyper Wellness & Cryotherapy	2,917
						1695	Salon Lofts	5,574

# Trade Area Aerial



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