



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

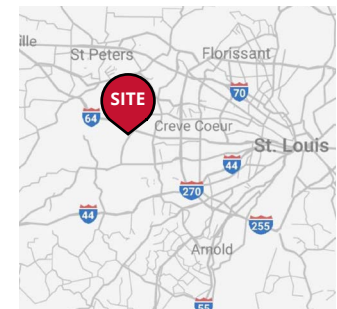
RETAIL FOR LEASE

Chesterfield Crossing

1627 - 1695 Clarkson Road | Chesterfield, Missouri 63017

2,400 - 2,988 SF | Lease Rate: Call for details

Triple Nets: \$10.70/SF (2025 estimate)



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

Mike Sweargin

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Evan Barnett

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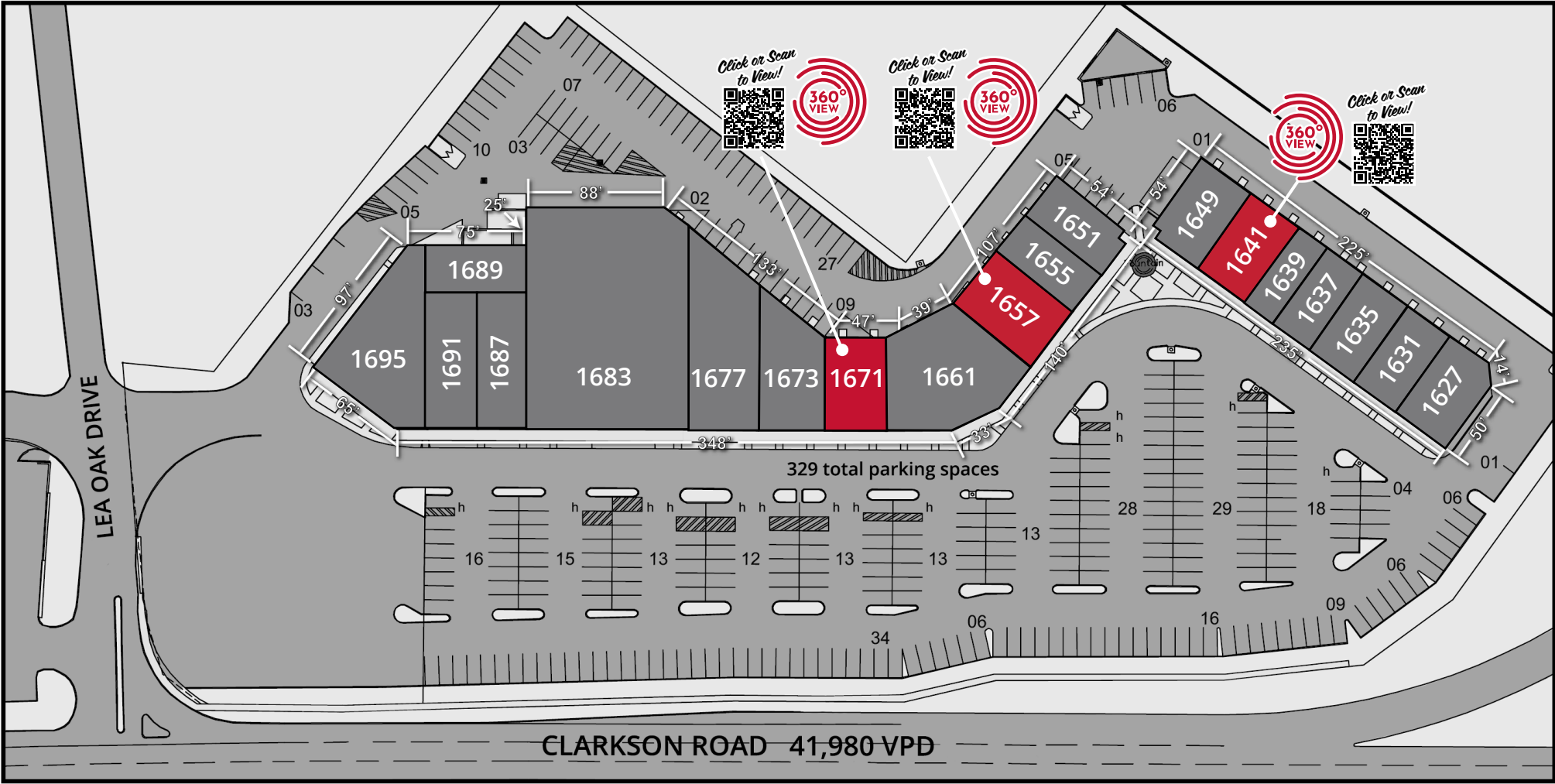
ebarnett@paceproperties.com

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.

Site Plan



Space	Status	SF
1627	Crazy Bowls & Wraps	2,000
1631	Soho Nails	2,000
1635	The Curry Club	1,950
1637	Sauce on the Side	2,100
1639	Games Workshop	1,200
1641	AVAILABLE	2,400

Space	Status	SF
1649	The Foyer	2,358
1651	Duck Donuts	1,767
1655	Project Lean	1,800
1657	AVAILABLE	2,988
1661	Aurora Medical Spa	4,619
1671	AVAILABLE	2,400

Space	Status	SF
1673	America's Best Contacts & Eyeglasses	3,970
1677	Treats Unleashed	4,292
1683	Trader Joe's	12,178
1687	Banfield Pet Hospital	3,600
1689	Aurora Medical Spa	2,844
1691	Restore Hyper Wellness & Cryotherapy	2,917
1695	Salon Lofts	5,574

Trade Area Aerial



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