



### 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

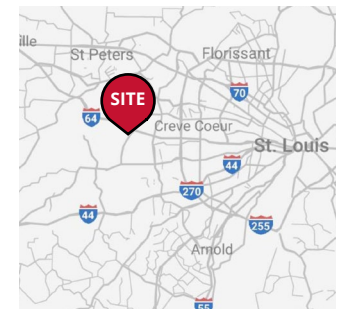
## RETAIL FOR LEASE

Chesterfield Crossing

1627 - 1695 Clarkson Road | Chesterfield, Missouri 63017

1,800 - 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
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
<b>1641</b>	<b>AVAILABLE</b>	<b>2,400</b>

Space	Status	SF
1649	The Foyer	2,358
1651	Duck Donuts	1,767
<b>1655</b>	<b>AVAILABLE</b>	<b>1,800</b>
<b>1657</b>	<b>AVAILABLE</b>	<b>2,988</b>
1661	Aurora Medical Spa	4,619
1671	Smashburger	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

UPDATED 08/30/2023



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