



# 14145 Clayton Road

Town & Country, MO 63017

**\$21 per SF!**



## Property Highlights:

- 1,200 SF endcap
- Retail/Office
- **\$21 per SF** plus NNN
- High street visibility!
- 35,000 Traffic per day Clayton Rd.
- 30,000 Traffic per day S. Woods Mill Rd.
- 71,503 within a 3 mile radius / 41,249 daytime work population
- \$136,001 average Household Income within a 3 mile radius

**INFORMATION:** John Heckmann or Eddie Heckmann | 636.394.3577 | [info@walmarinvestment.com](mailto:info@walmarinvestment.com)

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**ADDRESS:** 14145 Clayton Road, Town & Country, MO 63017

**HOW TO GET THERE:** From the intersection of HWY 40/I-64 and HWY 270, go West on HWY 40/I-64 for approximately 3 miles, exit onto Woodsmill Road/141, then go Southbound on 141 for approximately 1.2 miles. 14145 Clayton Road will be on your Left, adjacent to Heartland Bank.

**AVAILABILITY:** 60 days.

**BUILDING DESCRIPTION:**

<b>Type:</b>	Retail or Office	<b>Windows:</b>	Plate Glass
<b>Year Built:</b>	1960	<b>Lighting:</b>	Incandescent
<b>Style:</b>	Classic Colonial	<b>HVAC:</b>	1 Gas Furnace and AC
<b>Construction:</b>	Brick and Stone	<b>Plumbing:</b>	1, 2 Fixture Rest Room
<b>Total Dev SF:</b>	15,000+ SF	<b>Electrical:</b>	1 Panel, 200 amp
<b>Unit SF:</b>	1,200 SF	<b>Sprinkler:</b>	None
<b>Roof:</b>	Cross Gabled	<b>Basement:</b>	None
<b>Ceiling Height:</b>	9'	<b>Prior Tenant:</b>	State Farm
<b>Floors:</b>	Carpet		

**UTILITIES:**

<b>Gas:</b>	Gas provided by Laclede Gas Company. <i>p. 314.621.6960</i>
<b>Electric:</b>	Electric provided by Ameren UE. <i>p. 314.342.1111</i>
<b>Water:</b>	Water provided by Missouri American Water. <i>p. 866.430.0820</i>
<b>Sewer:</b>	Sewer provide by MSD. <i>p. 314.768.6260</i>

**ZONING AND PERMITTED USES:** Retail and/or Office.

**OCCUPANCY PERMIT:** A “non-residential occupancy permit” must be completed and approved prior to occupying the demised premises. The permit may be obtained from the City of Town & Country located at 1011 Municipal Center Drive, Town & Country, MO 63131.

**ADT:** 35,000+ per 2012 MODOT study Clayton Rd. 30,000 per day S. Woods Mill Rd.

**PARKING:** 6+ per 1,000 SF of building space. Additional common area parking available.

<b>DEMOGRAPHICS:</b>	<b>One (1) Mile</b>	<b>Three (3) Miles</b>	<b>Five (5) Miles</b>
<b>Population (Total Daytime)</b>	8,441	71,503	196,495
<b>Average Income</b>	\$151,193	\$136,001	\$124,718

**PRICE:** Lease Rate **\$21 per SF** plus NNN.