



REALTY
GROUP

CLARKSON WILSON CENTER
2 - 92 CLARKSON WILSON CTR.
CHESTERFIELD, MISSOURI 63017

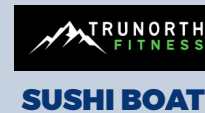
Clarkson Wilson Center

2 - 92 Clarkson Wilson Ctr.

Chesterfield, MO 63017

PROPERTY DESCRIPTION

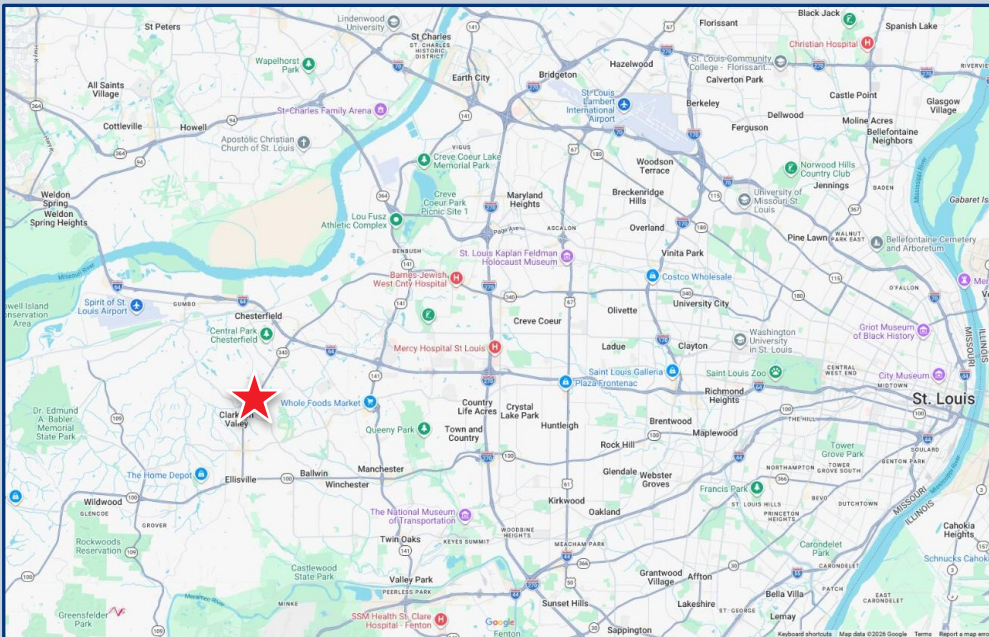
- ▲ Three spaces available for lease:
 - ▲ Suite 6 - 1,400 SF
 - ▲ Suite 14 - 1,100 SF
 - ▲ Suite 70-74 (east end cap) - 4,240 SF, divisible
- ▲ ±42,037 SF shopping center on 5.17 acres in the Heart of West County
- ▲ Signalized corner of Clarkson Road and Wilson Ave.
- ▲ Monument signage and visibility on Clarkson Rd.
- ▲ Join:



32,121 VPD on Clarkson Rd.

Lease Rate: \$19.50 / SF NNN

DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	7,927	57,826	138,094
MED HH INCOME	\$196,773	\$150,905	\$150,440



SCOUT

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13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
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market aerial



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site plan



SUITE	TENANT	SF
02-04	TruNorth Fitness	
06	AVAILABLE	1,400
08-10	Sarah's Cake Shop	
12	Lovely Nails	
14	AVAILABLE	1,100
16	Carol Bowman Academy of Dance	
20	Salina's Mexican Restaurant	
32-34	Clarkson-Wilson Veterinary Clinic	
36	State Farm Insurance	
38	Star Cleaners	
40-42	Whadda-Ya-Want? Eclectic Kitchen	
48	The Dark Side Comics & Games	
50	Escape Salon & Spa	
52	Lara's Tailor Shop	
54	Dynasty Chinese Restaurant	
70-74	AVAILABLE - DIVISIBLE	4,240
78-82	Your Village STL	
84-86	Sushi Boat	
88-92	Kennelwood Pet Resorts	

Total GLA: 42,037 SF | Available suites in red



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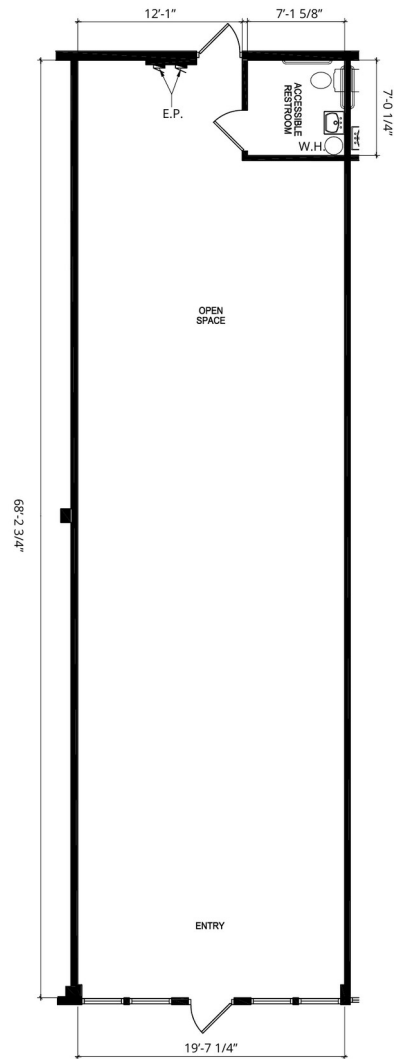
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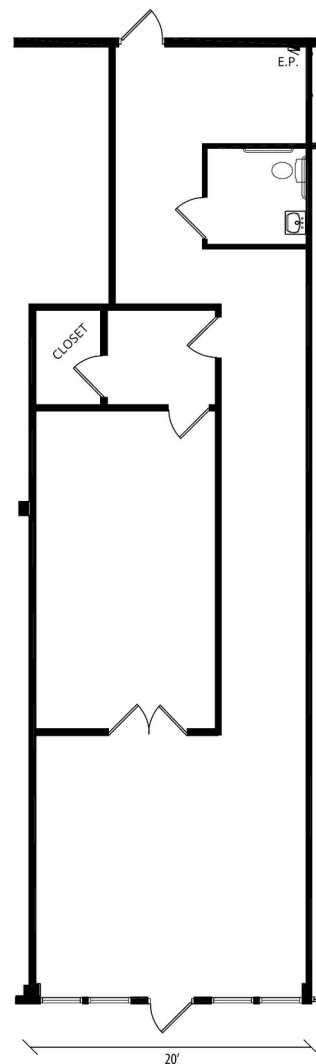
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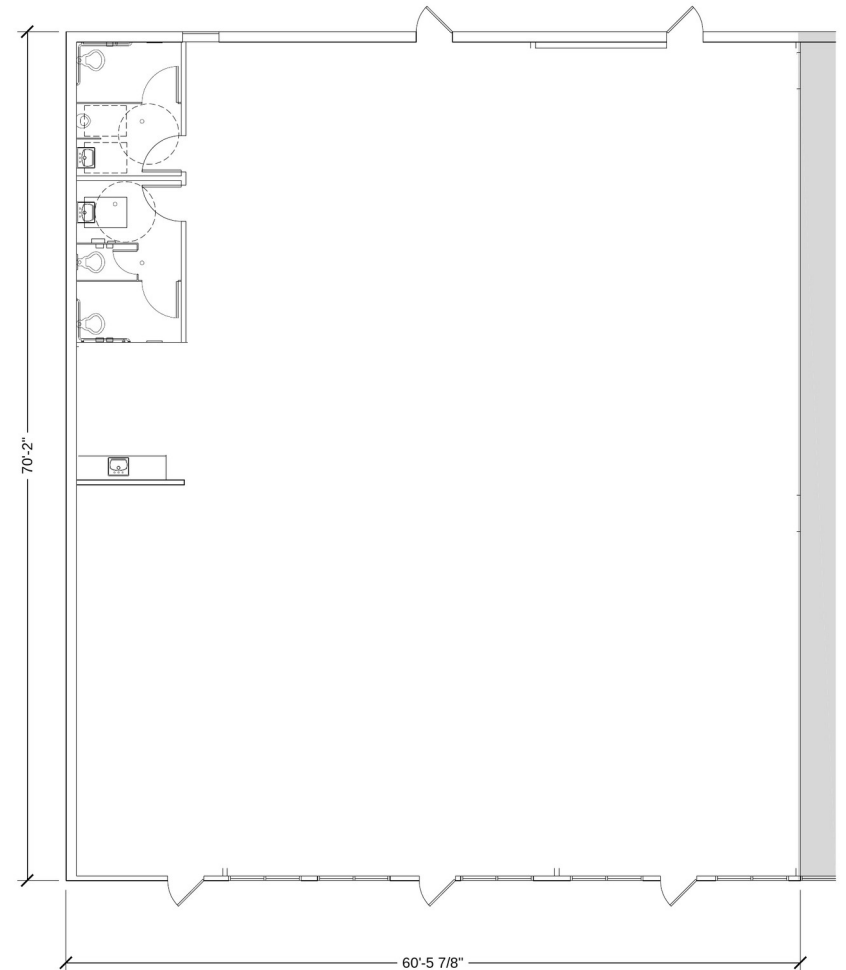
floor plans



SUITE 6 | 1,400 SF



SUITE 14 | 1,100 SF



SUITE 70-74 | 4,240 SF
(PROPOSED SHELL - INTERIOR WALLS REMOVED, DIVISIBLE)

Plans not to scale.

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site photo



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