

FOR LEASE

**RETAIL / OFFICE SPACE
8029 CLAYTON ROAD**

**Up to 1,450 Sq. Ft.
1 West—700 Sq. Ft. / 1 East—750 Sq. Ft.**



- 1 block East of Brentwood (St. Louis Galleria) on Clayton Road
- Parking in rear of building and metered parking on street
- Available 1st Quarter 2010



FOR INFORMATION CONTACT:

**William S. Boudoures
Owner/Broker
(314) 725-1997**

**wboudoures@boudoures.com
www.boudoures.com**

DEMOGRAPHICS:

	<u>1 Mi.</u>	<u>3 Mi.</u>	<u>5 Mi.</u>
Population	12,279	111,199	306,547
# Households	5,668	49,922	136,483
Med HH Income	\$60,917	\$46,354	\$41,423
Avg. HH Income	\$96,857	\$73,001	\$62,002

TRAFFIC VOLUME:

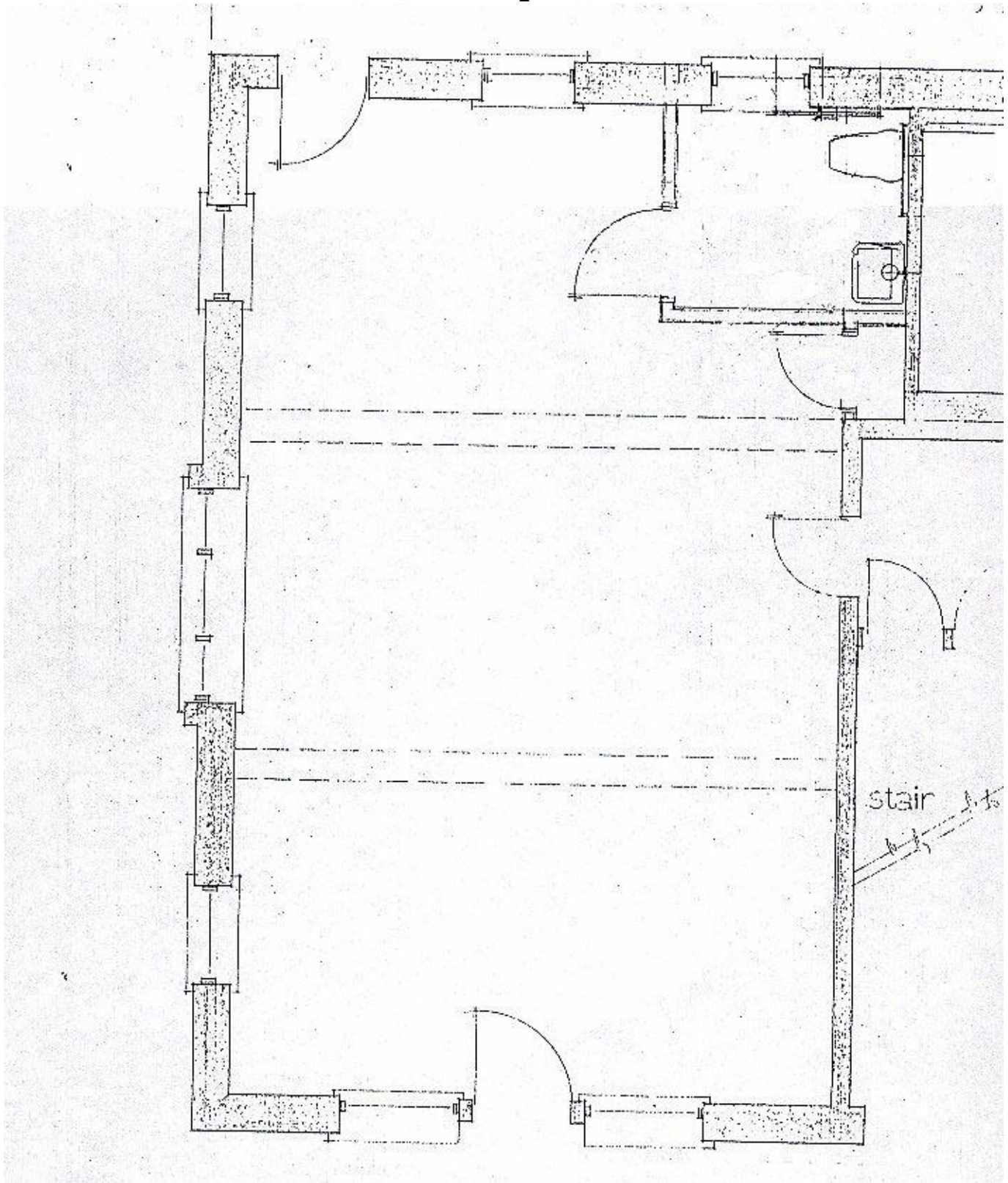
**Clayton Road - 22,777 Vehicles per day
Brentwood Blvd. - 38,378 Vehicles per day**



Property Brochure

1 WEST

700 Sq. Ft.

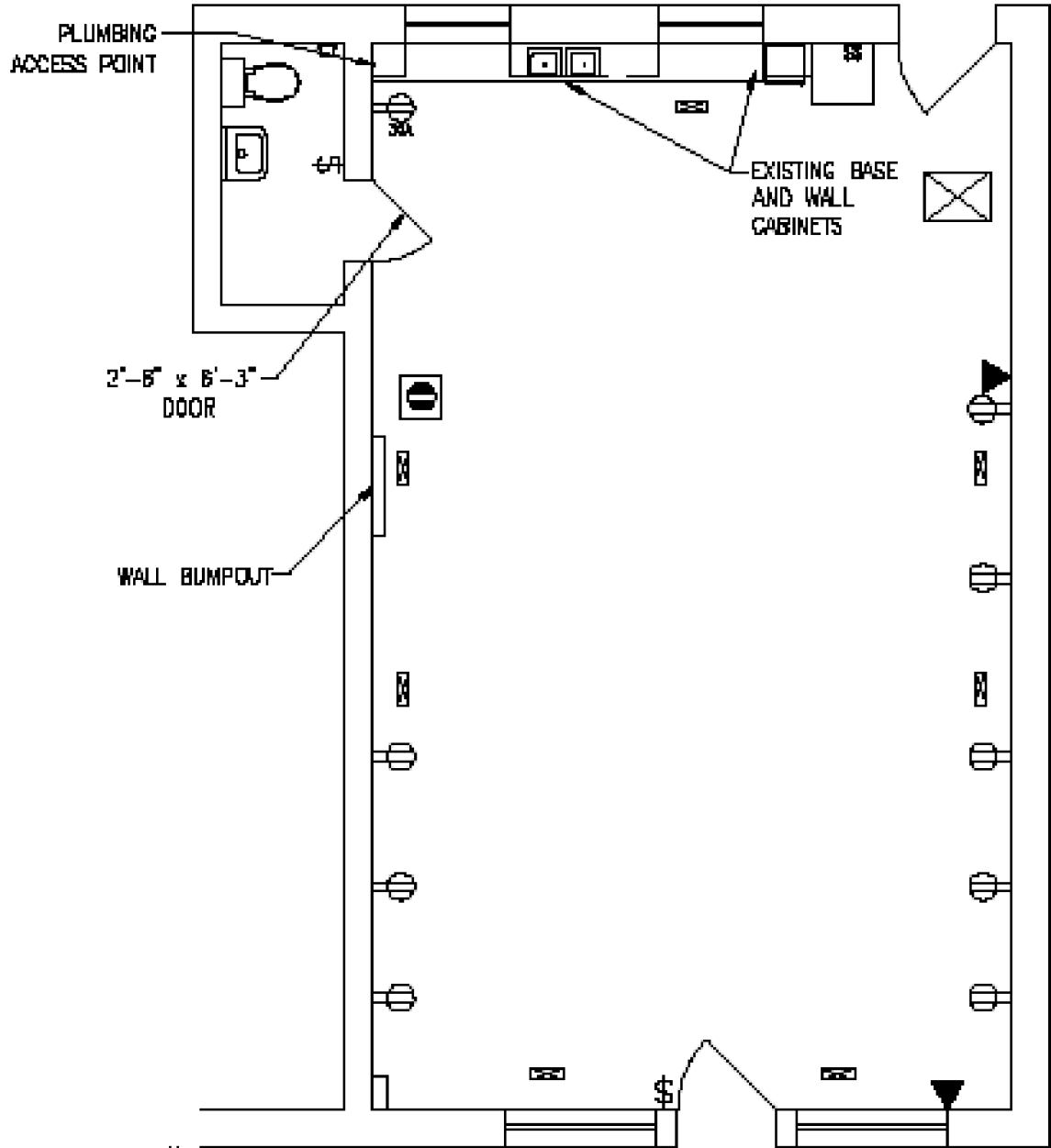


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1 EAST
750 Sq. Ft.



LEASING PLAN
SCALE: $3/16" = 1' - 0"$

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