





**Population** 16,317 | 118,175 | 294,892



**Daytime Population** 49,728 | 139,927 | 307,420



Median Household Income \$159,018 | \$103,695 | \$89,202



## **RETAIL FOR LEASE**

507 S Hanley Road | St. Louis, Missouri 63105 1,870 SF | Lease Rate: \$25.00/SF, NNN | Triple Nets: \$8.45/SF (2023 actual)

## **PROPERTY DETAILS**

Available 3/31/2024

Prime street front retail location in Clayton

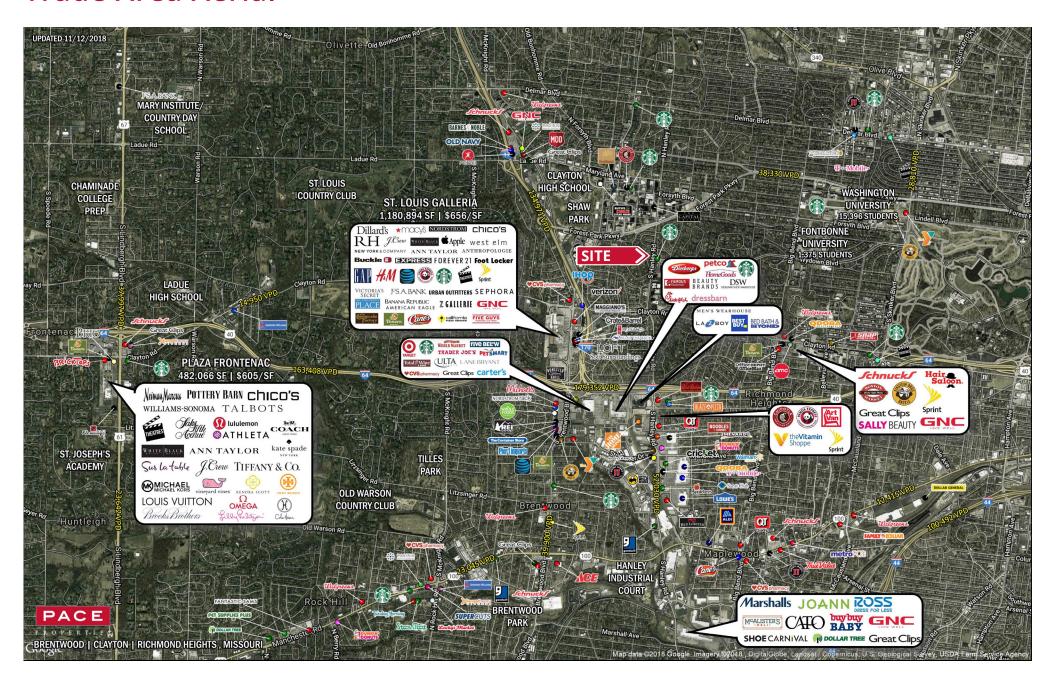
Unbeatable visibility and foot traffic

Co-tenancy with Café Manhattan, SSM Physical Therapy, & Spa Mani Pedi

Surrounded by high level disposable income Hanley Road - 10,452 VPD Ashley Krekovich 314.785.7613 akrekovich@paceproperties.com

Jim Rosen 314.785.7625 jrosen@paceproperties.com

## **Trade Area Aerial**



## Site Plan

