



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

3,314 | 45,646 | 174,835



Daytime Population

3,850 | 65,825 | 176,447



Median Household Income

\$250,488 | \$172,002 | \$139,646

RETAIL/OFFICE FOR LEASE

Mason Woods Village

13402 Clayton Road | St. Louis, Missouri 63131

1,337 - 1,494 SF | Call for Details

PROPERTY DETAILS

Lower-level units available for lease

Prime location in affluent Town & Country

Visibility to Clayton Road with ample parking

Clayton Road - 8,536 VPD

John Shuff

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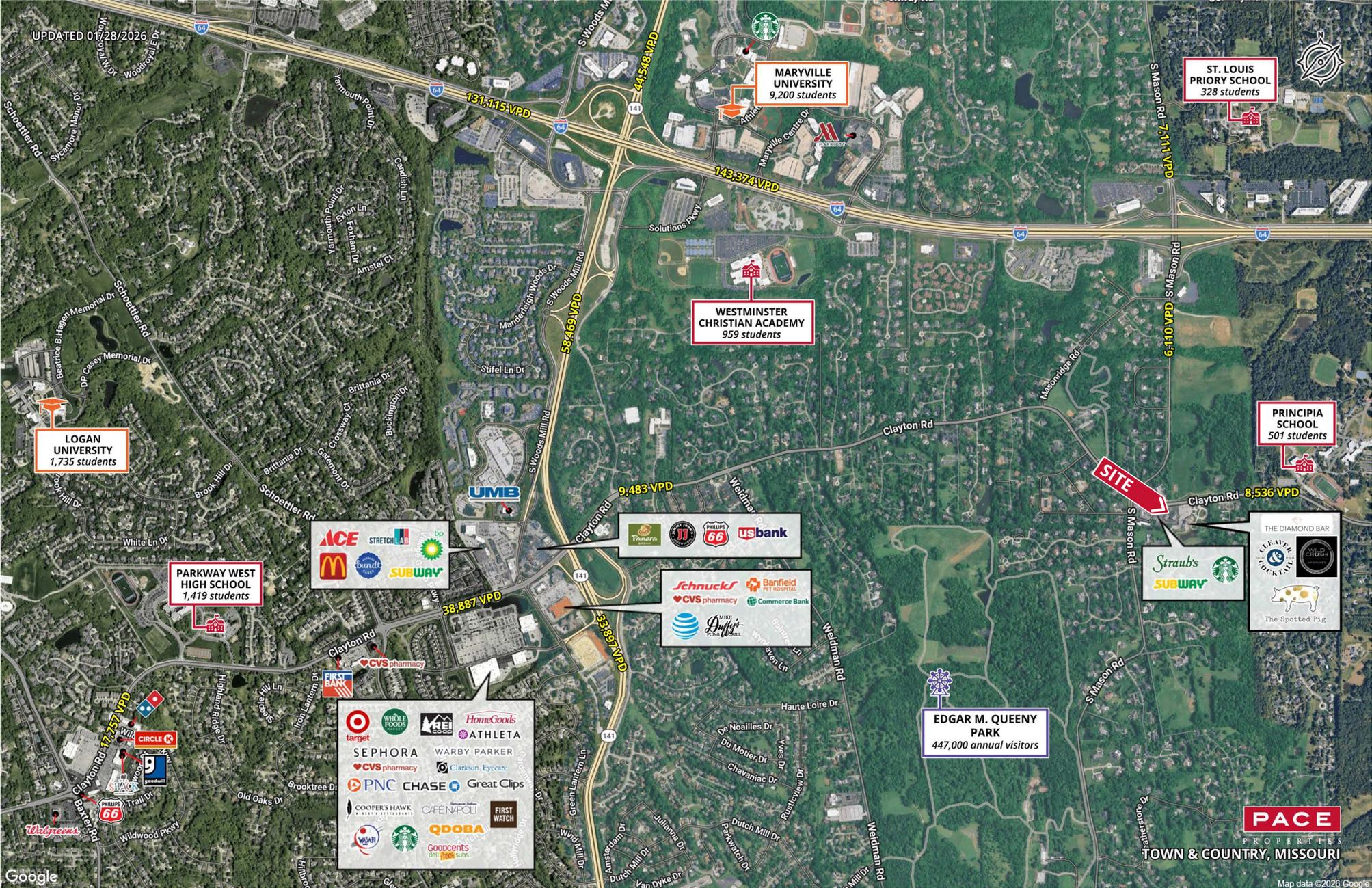
kgrewe@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

Trade Area Aerial

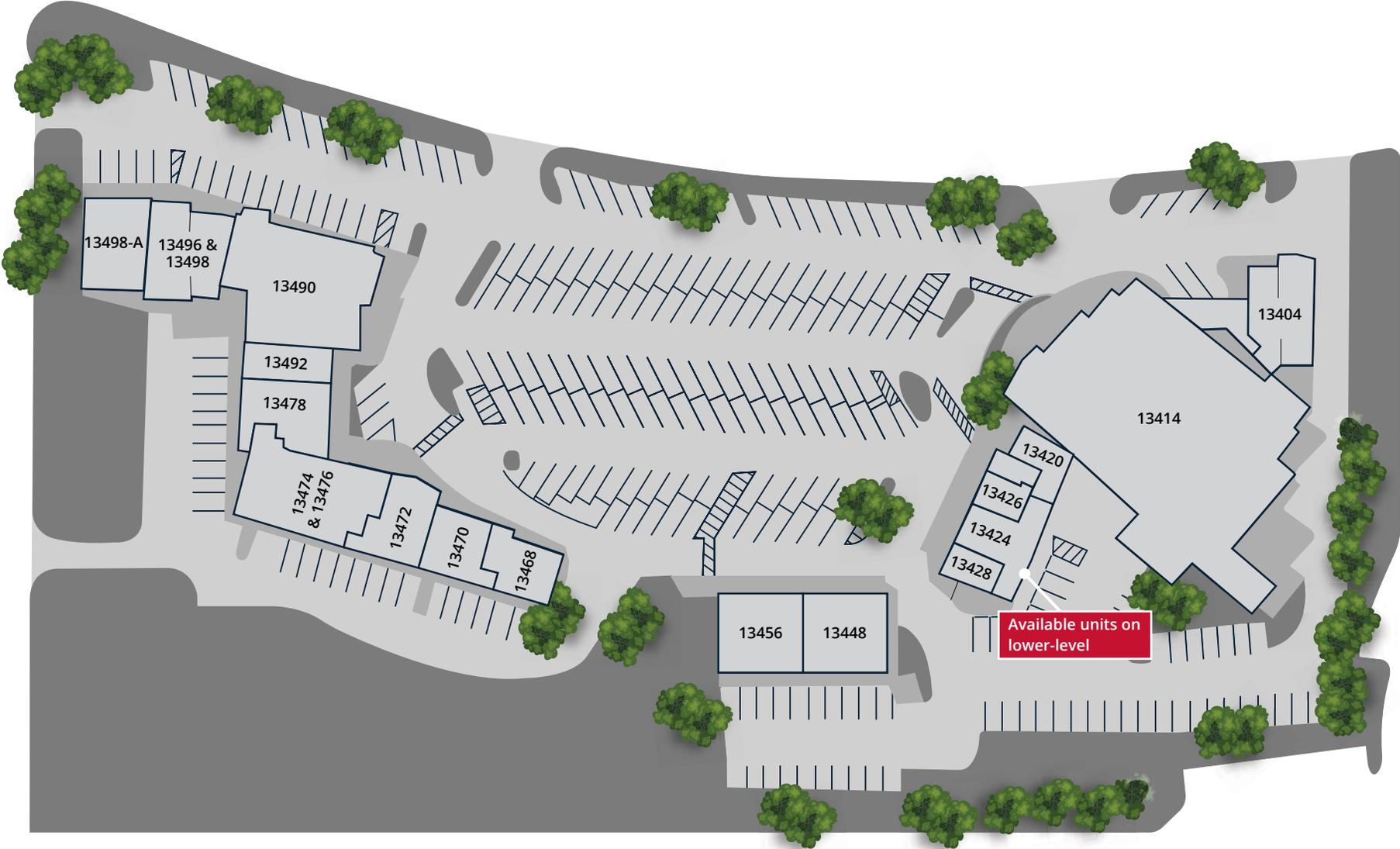


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Site Plan



Space	Status	SF	Space	Status	SF	Space	Status	SF
13498-A	Country Squire Cleaners	2,000	13472	Iris Salon	1,109	13424-13426	Clementine's	1,194
13496 & 13498	JA Whitney	1,350	13470	Accent Chiropractic	1,196	13420	Christian Science RR	615
13490	John Mineo's	534	13468	Subway	840	13414	Straub's	12,438
13492	CWOs For Hire	1,900	13456	Lumiere Nails-Huy Lam	1,700	13404	Midland States Bank	2,764
13478	Edward Jones	4,003	13448	Starbucks	1,738			
13474 & 13476	STL Electology & Bello Med Spa	2,931	13428	Insurance Office	470			

Site Plan - Upper Level Offices

Space	Status	SF
200	Glottia Bahn	170
201	Saturday Capital, LLC	198
202	Julia C. Rothermich	213
203	Flanigan Insurance Agency	301
204-209	Cadence M&A Advisors	570
206	Luke S. Milla Agency	389
207	Hawk Advisory, LLC	252
208	Ginger Mack Emden	159
212	KJ Beauty, LLC	303
213	Walter Lehmann	148
214	Timothy Kleinlein	130
215	Wild Marketing-KM Designs	139
216	Lee Lockwood	257
217	The Empowerment Spot	151
219	Healthy Meal Creations	377
220	Jenny's LLC	353

