

4,808 SF
AVAILABLE
FOR SUBLEASE

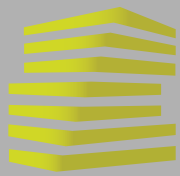
45 NORTH CENTRAL AVENUE

CLAYTON, MO



LOCATION.
commercial real estate

Gordon Brothers
1903



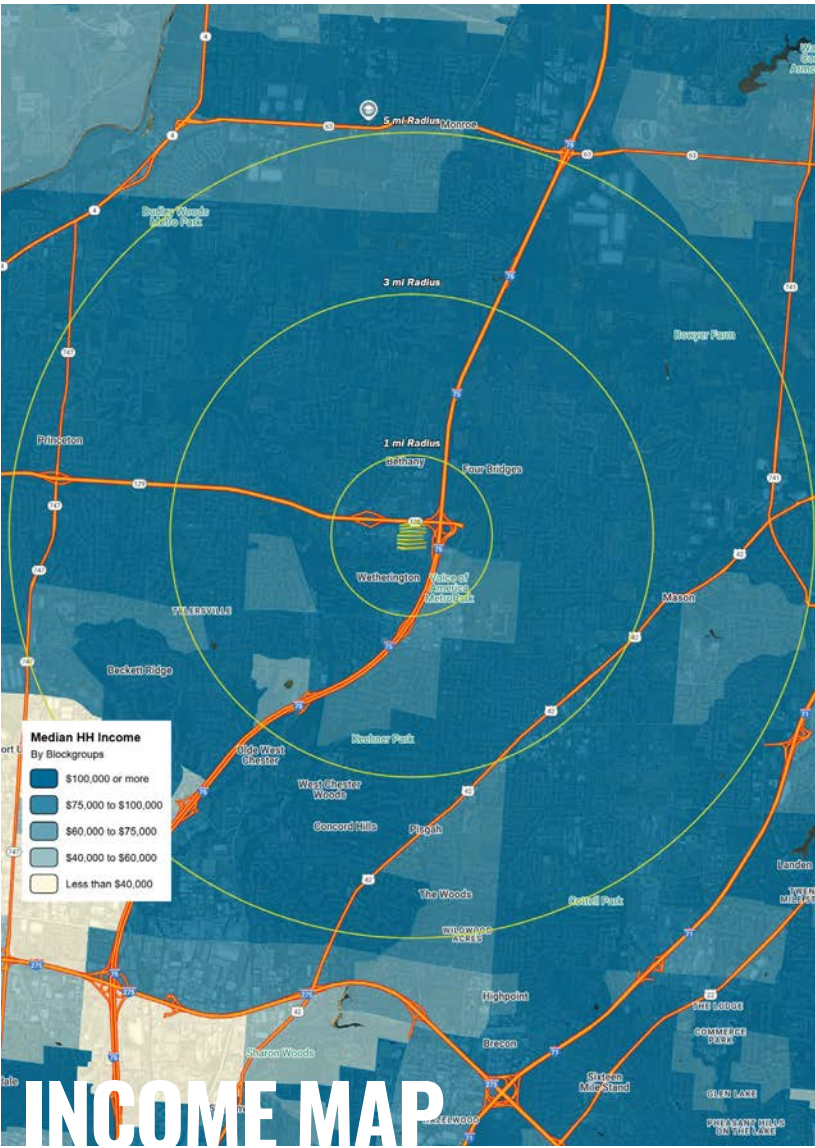
45 N CENTRAL AVE

NEIGHBORHOOD VIBE

BEN WEIS | BILL SIEMS

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TRADE AREA OVERVIEW

CLAYTON COMBINES A BUSTLING DOWNTOWN WITH QUIET, SECURE RESIDENTIAL NEIGHBORHOODS. IT IS A CHIC SUBURBAN COMMUNITY WITH URBAN FLAIR. JUST WEST OF THE CITY OF ST. LOUIS, CLAYTON IS THE HUB OF METROPOLITAN ST. LOUIS AND THE SEAT OF ST. LOUIS COUNTY. CLAYTON'S CENTRAL LOCATION AND CONVENIENT ACCESS TO SEVERAL INTERSTATES AND MAJOR ARTERIES PLACE IT WITHIN MINUTES OF JUST ABOUT ANYWHERE IN THE REGION. WITH A MIX OF STATELY SINGLE-FAMILY HOMES, CONDOMINIUMS AND MULTIPLE-FAMILY APARTMENTS, CLAYTON'S EXCEPTIONAL RESIDENTIAL NEIGHBORHOODS OFFER A CHOICE OF LIVING STYLES AND PRICE RANGES, AND MOST ARE WITHIN WALKING DISTANCE OF BUSINESS DISTRICTS, OFFICES, RESTAURANTS, GALLERIES AND SPECIALTY BOUTIQUES AND SHOPS.

CLAYTON'S BUSTLING DOWNTOWN IS THE REGION'S PREMIER BUSINESS DISTRICT AND HOME TO FORBES AND FORTUNE 500 HEADQUARTERS AND BRANCH OFFICES. A VARIETY OF COMPANIES ARE HEADQUARTERED IN CLAYTON, SUCH AS ARMSTRONG TEASDALE, CALERES, CENTENE CORPORATION, ENTERPRISE RENT-A-CAR AND DTZ, AMONG OTHERS.

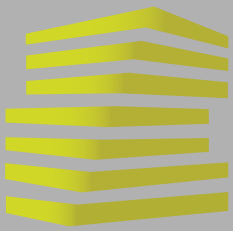
THE CITY'S PUBLIC SCHOOL DISTRICT IS ONE OF THE NATION'S BEST, WITH 95% OF ITS HIGH SCHOOL GRADUATES GOING ON TO COLLEGE. CLAYTON IS ALSO HOME TO SEVERAL PRIVATE INSTITUTIONS, INCLUDING WASHINGTON UNIVERSITY, FONTBONNE UNIVERSITY AND CONCORDIA SEMINARY.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	18,573	115,915	292,315
HOUSEHOLDS	8,810	52,564	133,926
EMPLOYEES	44,020	103,503	211,825
MED HH INCOME	\$158,571	\$105,347	\$90,912

AREA RETAIL | RESTAURANTS





45 N CENTRAL AVE

SITE PLAN

BEN WEIS

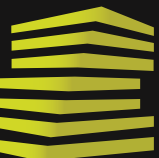
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- **AVAILABLE FOR SUBLEASE**
- **LEASE EXPIRATION:
2/28/2030**
- **4,808 SF AVAILABLE**
- **LOCATED AT RETAIL LEVEL
OF CEYLON APARTMENTS
(121 UNITS), AND ACROSS
THE STREET FROM THE
BRAND NEW BEMISTON
PLACE APARTMENTS (257
UNITS)**
- **DOWNTOWN CLAYTON IS
HOME TO OVER 3,500
BUSINESSES AND HAS A
DAYTIME POPULATION OF
45,000**
- **CONTACT BROKER FOR
PRICING & ADDITIONAL
INFORMATION**

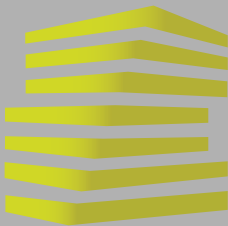


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MARKET AERIAL

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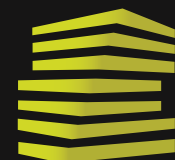
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