

AVAILABLE FOR SALE OR LEASE  
**53,306 SF ON 5.1 ACRES**  
9521 LEWIS AND CLARK, ST. LOUIS, MO

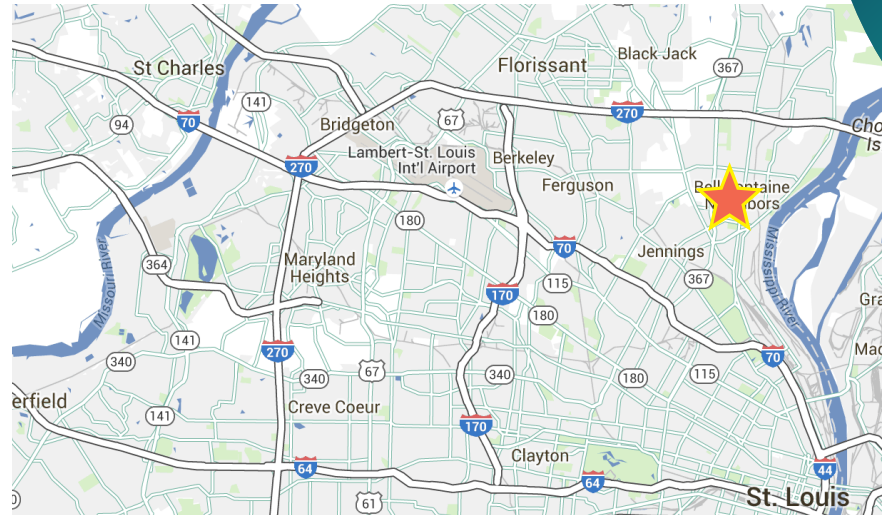
**YOUR NAME  
HERE**



## PROPERTY INFO

- 53,306 Square Feet on 5.1 +/- Acres
- Located at signalized intersection with two access points
- Dense surrounding population
- Great visibility from Lewis & Clark Blvd with more than 40,000 VPD
- Abundant parking
- Can be demised
- Owner will Sell or Lease

## CONTACT BROKER FOR PRICING



	1 MILE	3 MILES	5 MILES
Population	13,363	94,639	222,048
Daytime Population	9,597	79,535	196,312
Households	5,567	35,609	85,038
Average Household Income	\$48,508	\$47,962	\$50,957
Median Household Income	\$37,562	\$36,615	\$38,291



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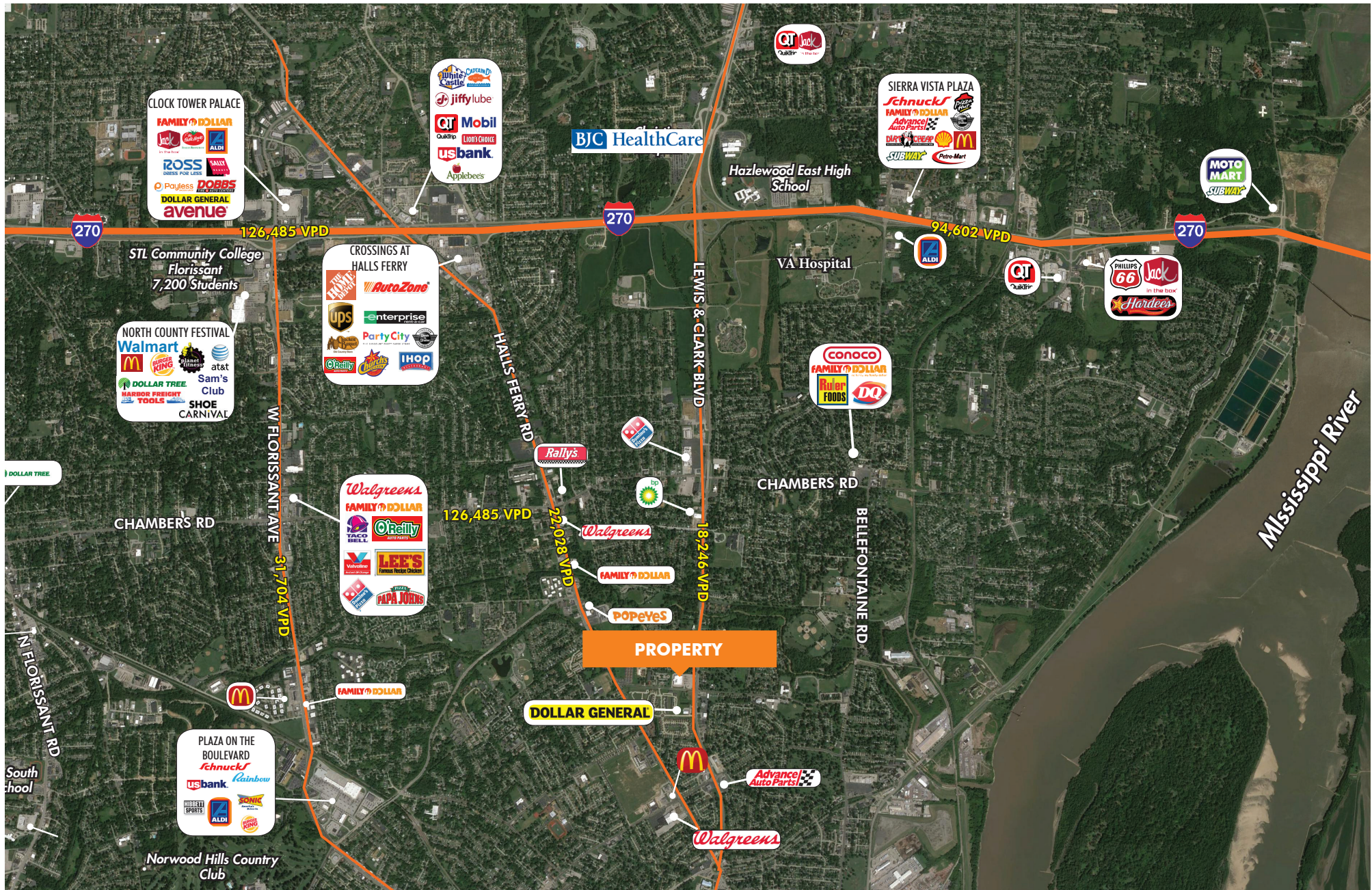
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**CBRE**



# TRADE AREA



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# SITE AERIAL

