MANOR REAL ESTATE

FOR SALE

PROMINENT CHESTERFIELD COMMERCIAL PROPERTY



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JACK JUNKER
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2211 CLARKSON ROAD
CHESTERFIELD, MO 63017
26,748 S.F. | $2,900,000 ($108.42/S.F.)
3.26 ACRES

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PROPERTY INFORMATION



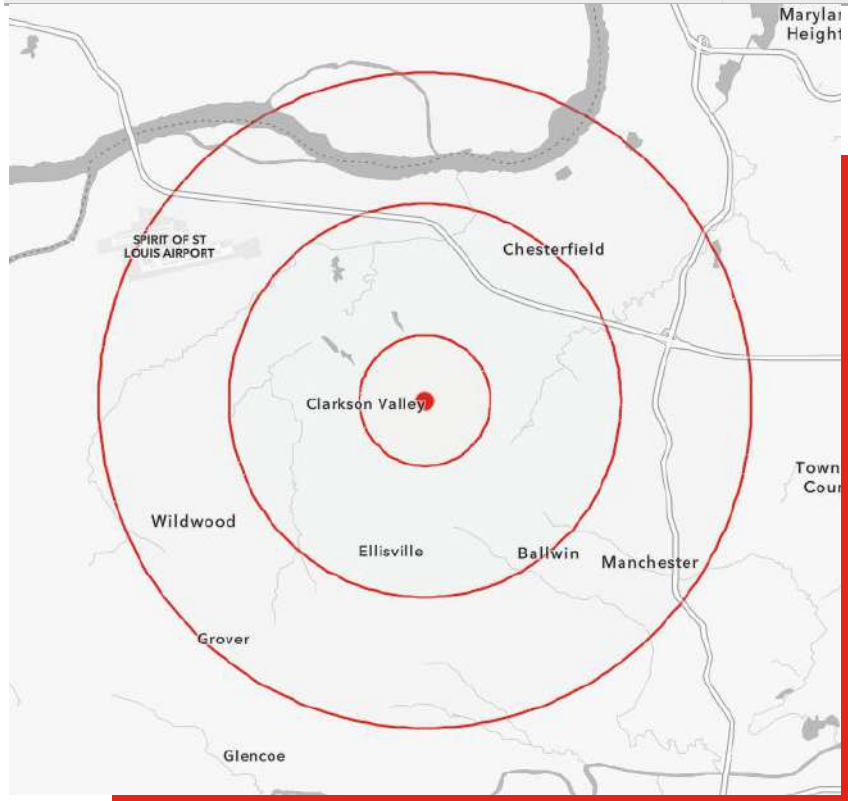






- 26,748 SF ASSEMBLY BUILDING ON PRIME 3.26 AC SITE
- POSITIONED AT SIGNALIZED INTERSECTION WITH OVER 24,000 VPD ON CLARKSON ROAD
- 105 PARKING SPACES WITH 10 CAR LOWER-LEVEL GARAGE
- FORMERLY OPERATED AS LIMITED SERVICE FUNERAL HOME
- AFFLUENT WEST COUNTY / ROCKWOOD SCHOOLS - MARQUETTE HIGH SCHOOL DIRECTLY ADJACENT
- JUST 2 MILES SOUTH OF 'DOWNTOWN CHESTERFIELD' REDEVELOPMENT OF FORMER CHESTERFIELD MALL

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		7,509	60,519	141,613
HOUSEHOLDS		2,660	24,017	54,120
AVERAGE HH INCOME		$287,655	$224,095	$216,988



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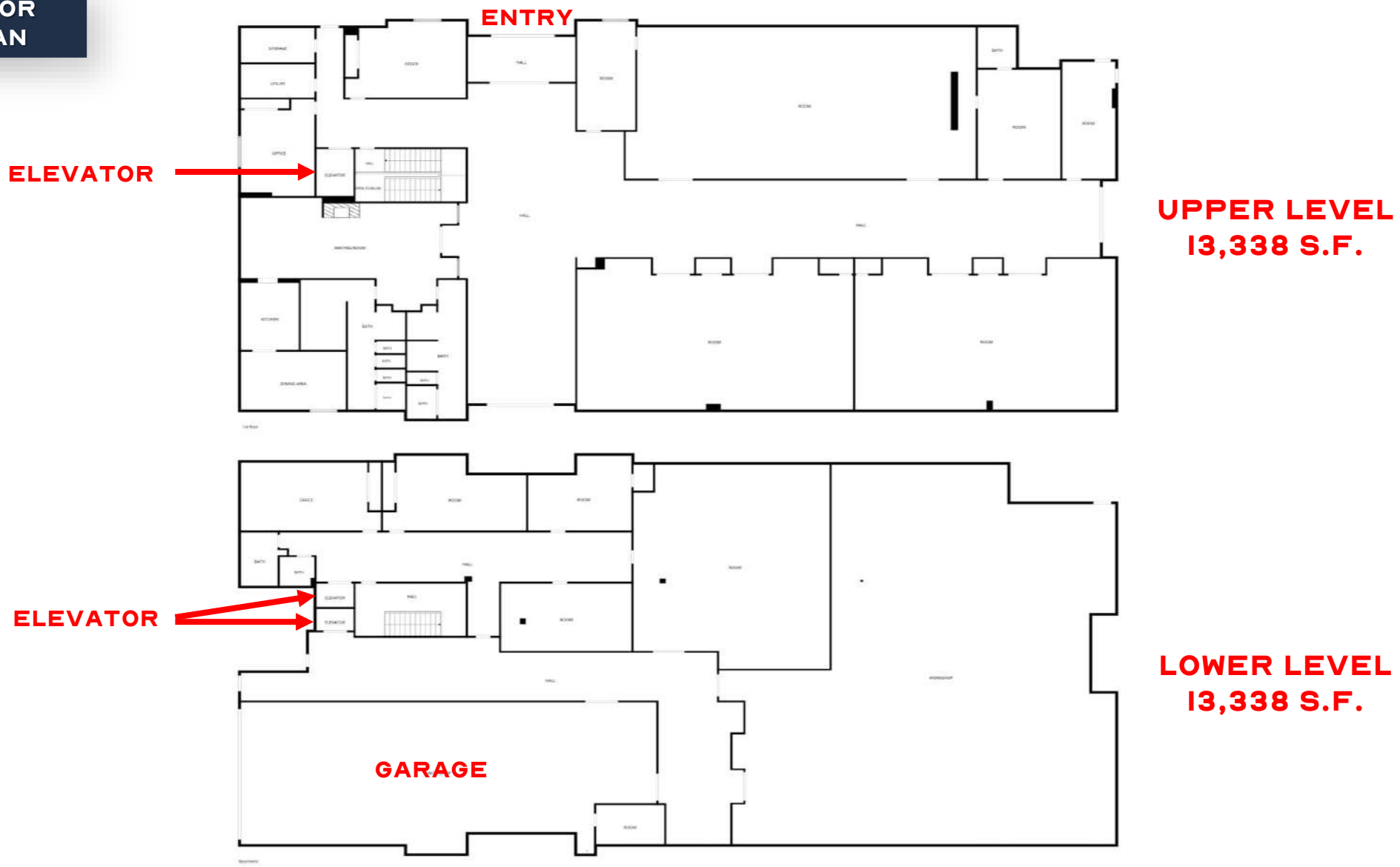
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FLOOR PLAN



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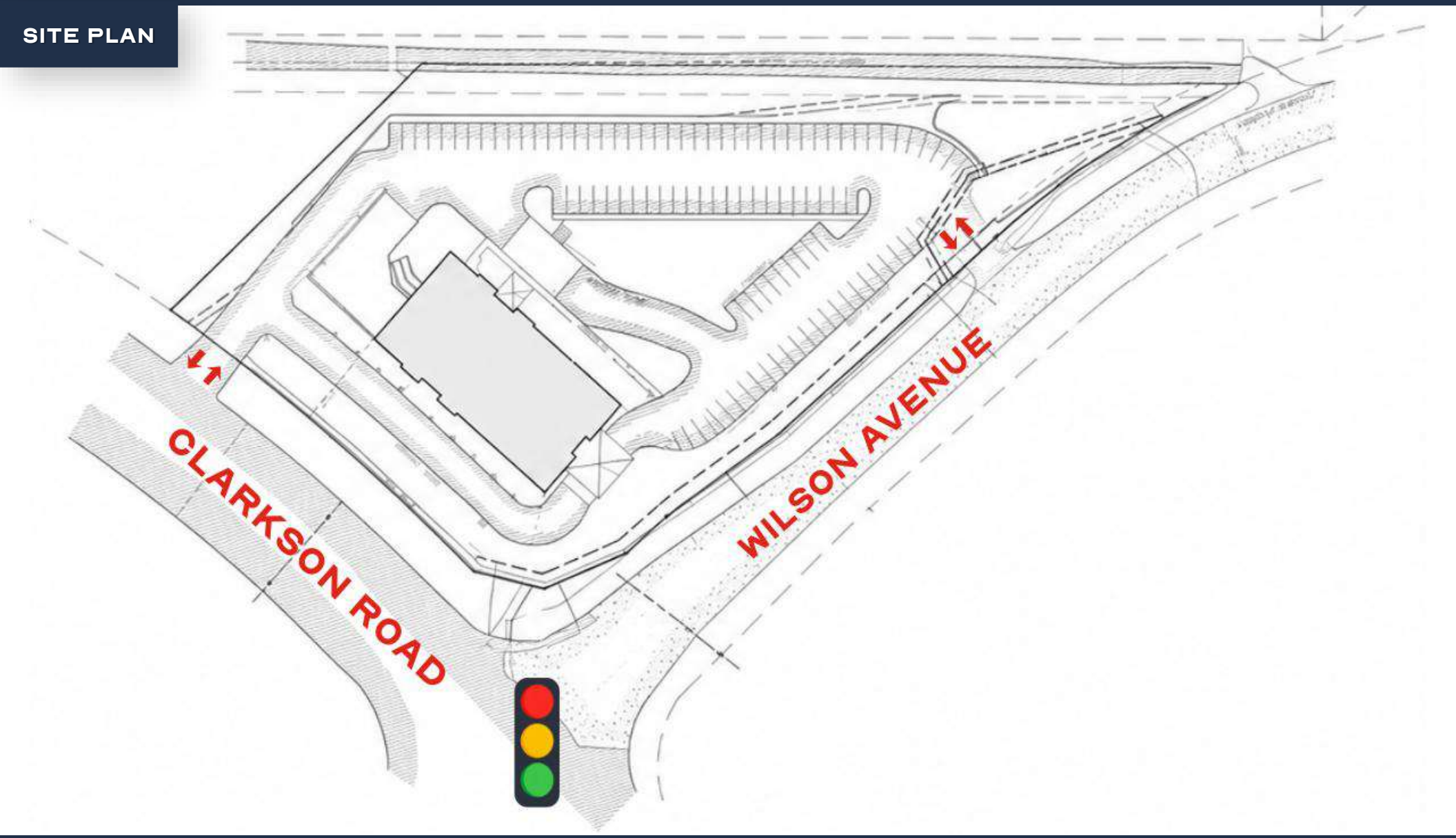
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SITE PLAN



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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.