

FOR LEASE RETAIL PROPERTY

West Valley Center

17660 Chesterfield Airport Rd, Chesterfield, MO 63005



CLAYTON CAPITAL PARTNERS
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Convenient location with great visibility on Chesterfield Airport Rd. just west of Long Rd.

Join Avenue Collective Salon, Sumits Hot Yoga, ProActiv Health Chiropractic, and The Tox.

PROPERTY HIGHLIGHTS

- Suite 17688 - 2,500 SF
- Currently occupied by State Beauty Supply, available 1/1/27
- Corner Suite with great exposure on Chesterfield Airport Rd.
- Building and monument signage available
- Perfect fit for traditional retail, showroom, fitness, dance studio, professional office, medical, dental, or restaurant uses

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	2,500 SF
Building Size:	12,710 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	560	7,242	30,715
Total Population	1,359	18,294	78,051
Average HH Income	\$196,756	\$208,095	\$156,428

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Retailer Map

17676 Chesterfield Airport Rd, Chesterfield, MO 63005



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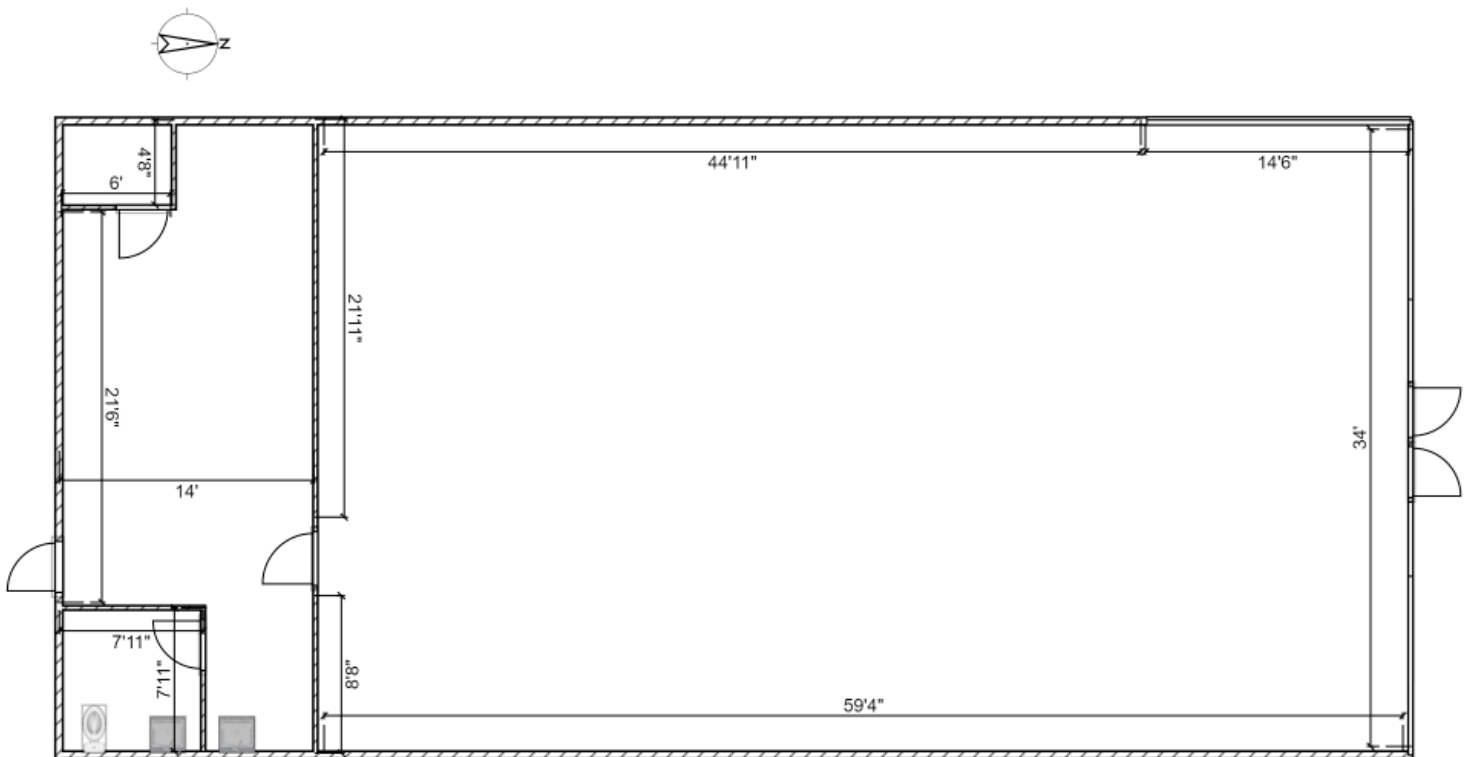
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Floor Plan

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