

PROFESSIONAL
OFFICE INVESTMENT
OR
DEVELOPMENT
OPPORTUNITY

6744 CLAYTON

6744 CLAYTON RD
SAINT LOUIS, MO 63117



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

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No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

for
sale

generational
location at
clayton & big bend

6744 clayton
st. louis, mo 63117

development
opportunity

or

professional
office investment

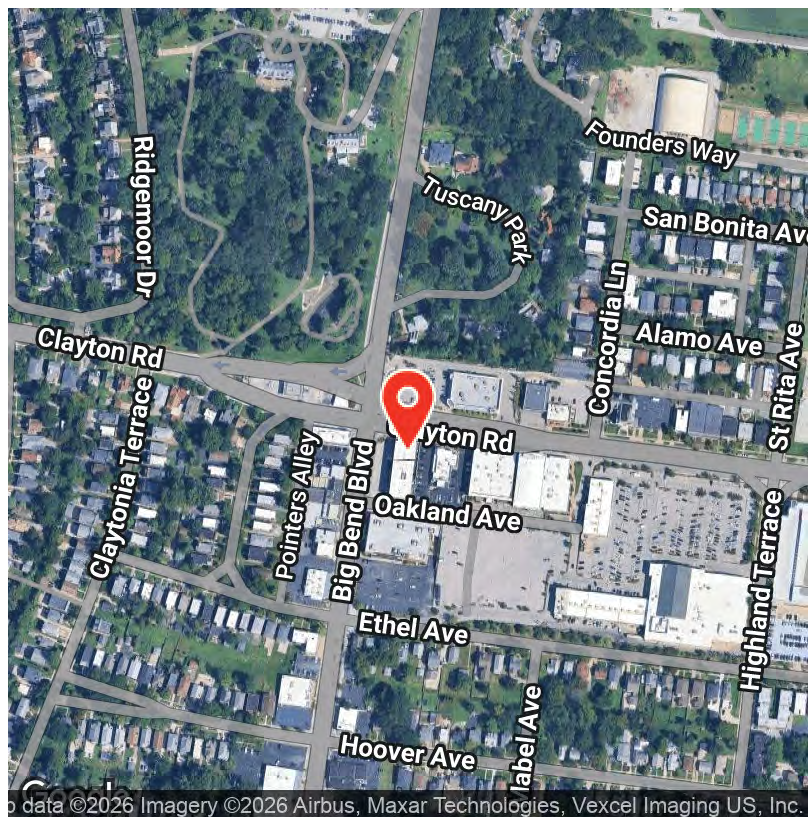


PROPERTY HIGHLIGHTS

- Income-producing medical/professional office asset
- Premier corner location at Big Bend & Clayton Rd
- Corner Development Opportunity
- 18-suite multi-tenant office building
- Predominantly medical and healthcare tenant base
- Diversified suite sizes | (500 SF - 4,300 SF)
- Established in-place income
- 108 on-site parking spaces
- Clayton Rd VPD: 26,774
- Big Bend Blvd VPD: 22,376

OFFERING SUMMARY

Sale Price:	\$3,600,000
Building Size:	+/- 24,400 SF
Total Number of Suites:	18
Number of Parking Spaces:	+/- 108



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PROPERTY DETAILS & HIGHLIGHTS

6744 CLAYTON RD

Property Address	6744 Clayton Rd, St. Louis, MO 63117
Property Type	Office / Redevelopment / Development site
Property Subtype	Medical/Professional Offices
APN	20J-54-1212
Building Size	+/- 24,400 SF
Lot Size	26,506 SF
Building Class	C
Year Built	1960
Number of Floors	3
Number of Buildings	1
Number of Parking Spaces	+/- 108 spaces

6744 Clayton Road is a well-positioned, income-producing professional office building situated on a highly visible corner along one of the primary thoroughfares in the St. Louis MSA. The property consists of 18 office suites, predominantly occupied by medical and healthcare-related users, providing a stable tenant base with historically resilient demand. The prominent location also offers an incredible opportunity for either the redevelopment of the building or as a new construction site.

Suite sizes range from approximately 500 square feet to 4,300 square feet, allowing the building to accommodate a diverse mix of tenants and reducing turnover risk. The flexible unit mix supports both small private practices and larger professional users, while the corner configuration and underlying land characteristics present an attractive opportunity for future new construction or repositioning in a supply-constrained submarket.

The asset benefits from exceptional visibility and access along the Big Bend & Clayton Road intersection, a heavily traveled corridor that serves as a key connector within the metro area. The surrounding area features established residential neighborhoods, nearby hospitals, and complementary retail amenities, supporting both ongoing tenancy and long-term demand for high-quality infill development.

As an income-producing asset, the property offers investors existing cash flow with additional upside through rental rate growth, operational improvements, or future redevelopment into a modern infill development at a prime corner location.



- Location Description:
- The Subject Property Is Located At 6744 Clayton Road, At The Highly Visible And Desirable Corner Of Clayton Road And Big Bend Boulevard In St. Louis, Missouri. Positioned Along One Of The Region's Premier Commercial Corridors, The Site Benefits From Strong Traffic Counts, Prominent Street Frontage, And Immediate Access To Surrounding Retail, Office, And Service-Oriented Amenities.
- The Property Is Situated Just Minutes From Downtown Clayton, The Central Business District Of St. Louis County, Offering Proximity To Major Employers, Corporate Headquarters, And Professional Services. Additionally, The Site Is Within Close Proximity To Forest Park, One Of The Nation's Largest Urban Parks.
- The Location Provides Excellent Connectivity, With Convenient Access To I-64 & I-70.



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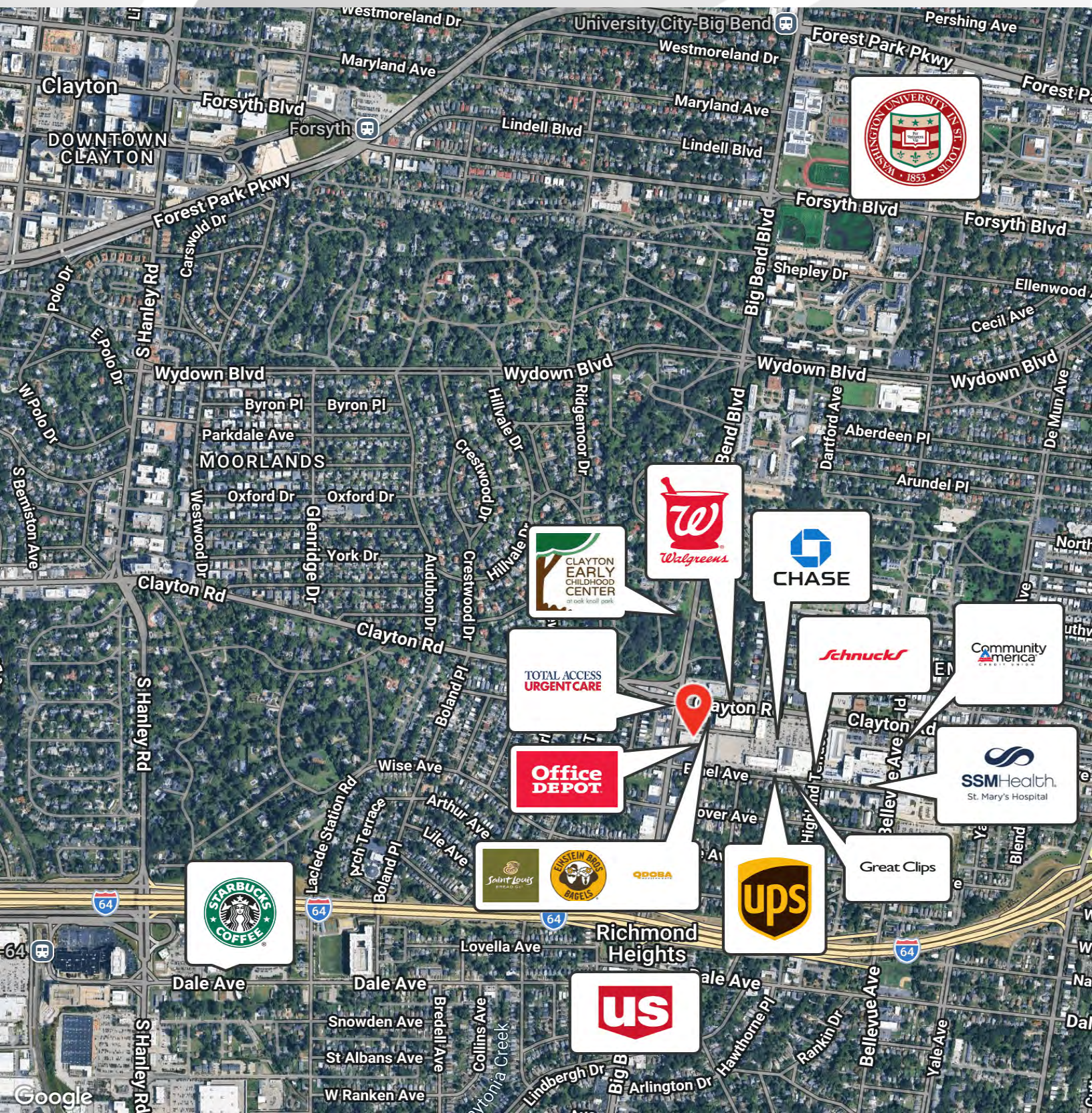
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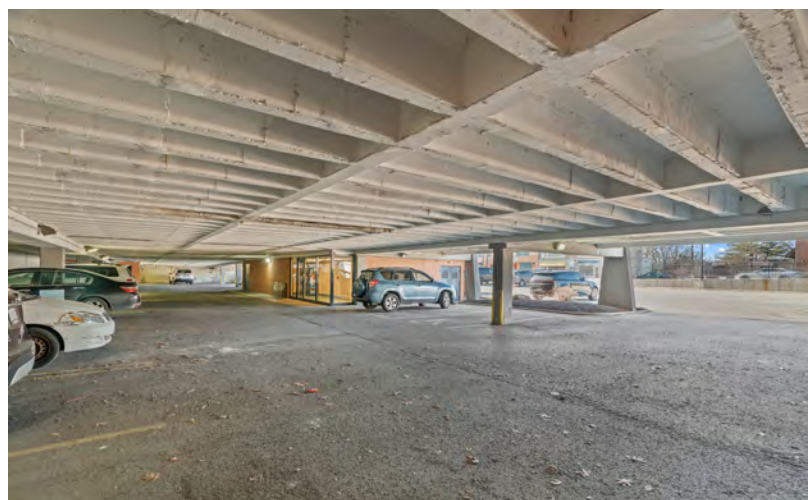
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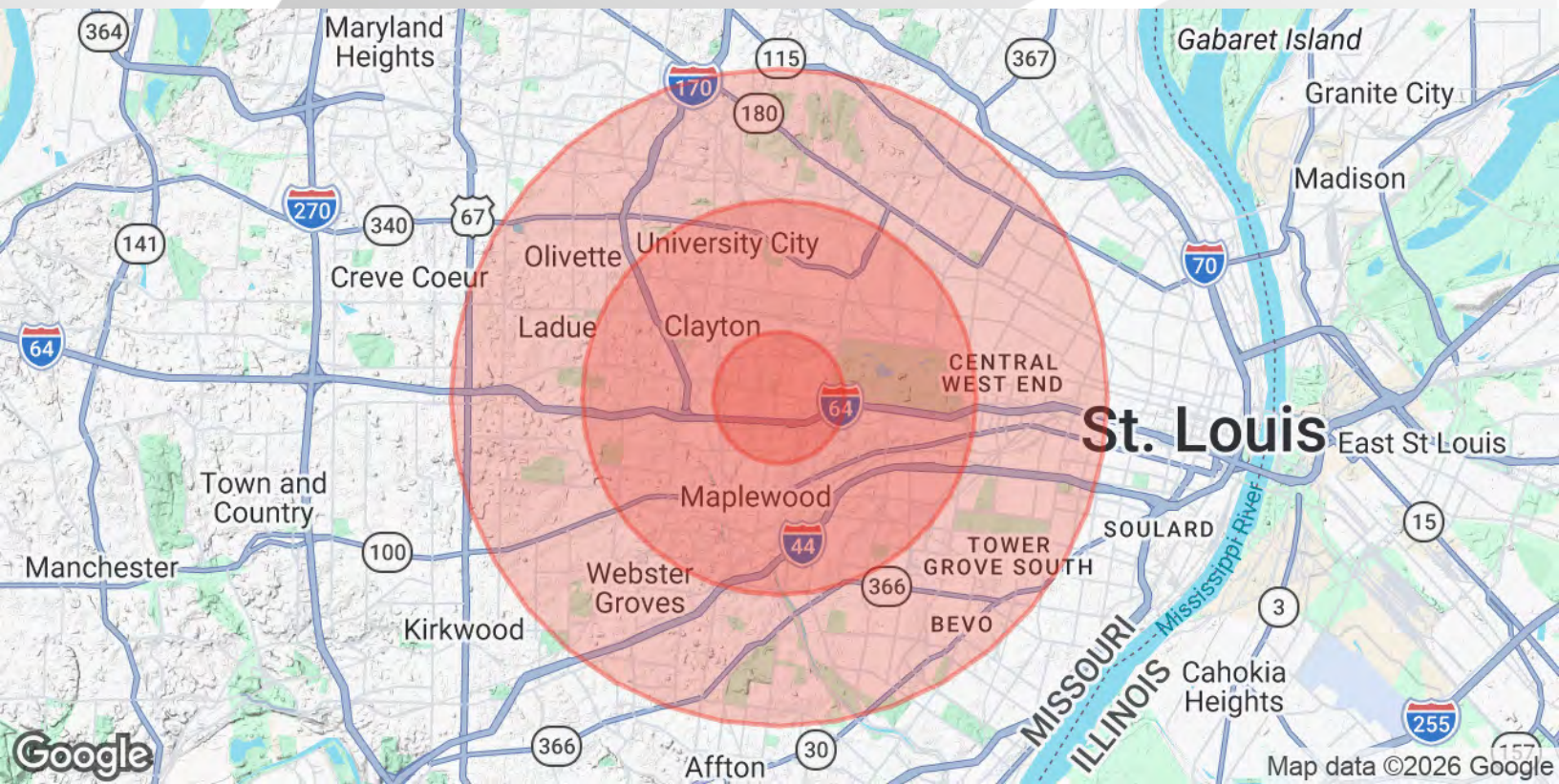
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,893	128,518	336,615
Average Age	36	40	40
Average Age (Male)	36	39	39
Average Age (Female)	37	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,072	60,954	155,890
# of Persons per HH	2.5	2.1	2.2
Average HH Income	\$181,115	\$130,562	\$109,785
Average House Value	\$769,707	\$494,896	\$386,016

2020 American Community Survey (ACS)



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