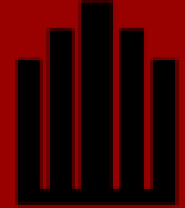


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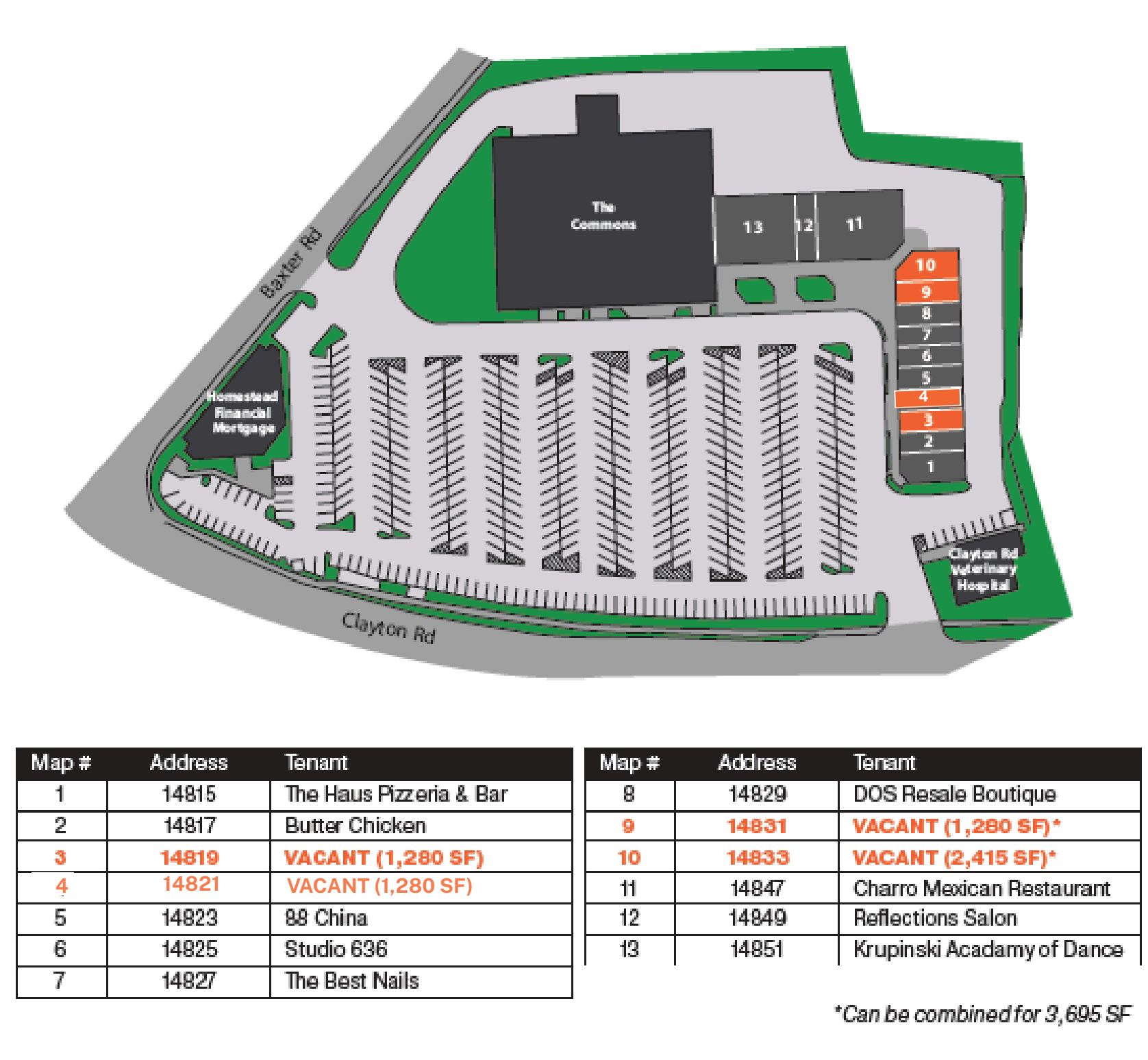
CONTACT BROKER

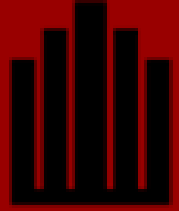




PROPERTY FEATURES

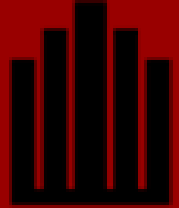
- Available Space: 1,280–3,695 SF of retail space for lease
- Notable Availability: Former yoga studio
- Prime corner at Baxter Rd & Clayton Rd in Chesterfield, MO
- Co-Tenants: Krupinski Academy of Dance, Charro Mexican Restaurant, The Haus Pizzeria & Bar
- Surrounding retailers include Brite Worx, The Shack, UKraft, Walgreens, Circle K, and The Commons
- Adjacent to The Commons, formerly Chesterfield Presbyterian Church
- Great neighborhood shopping center surrounding by ample roof tops
- Ample TI available for the right deal!
- Traffic Count: 34,132+ vehicles per day
- Capital improvements under way include spring painting, updated monument sign, and new front parfait and wall shingles



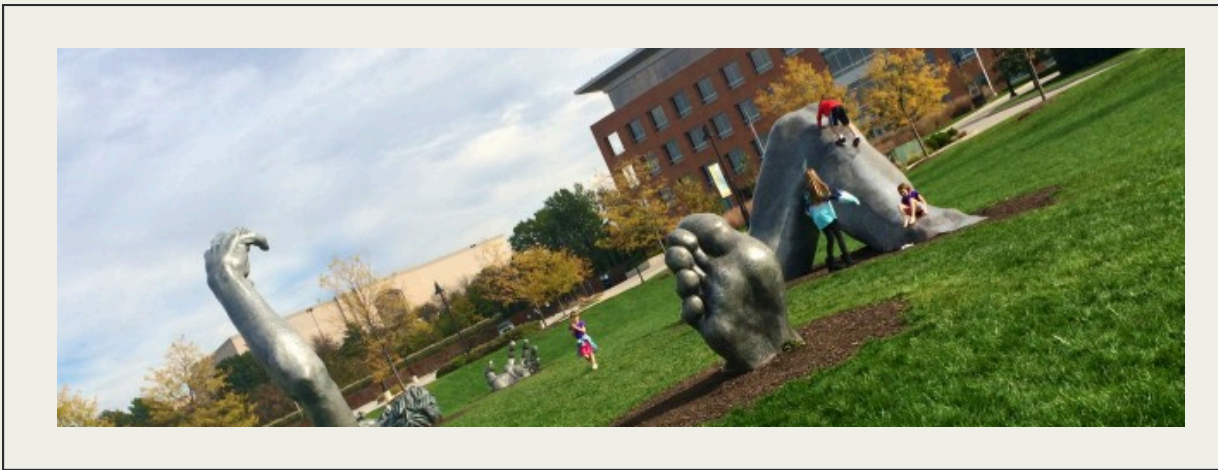


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PROFILE: CHESTERFIELD, MO



Location
Regional Connectivity

- Located approximately 20–25 minutes west of downtown St. Louis, Chesterfield offers exceptional access to major regional corridors including I-64/Highway 40, Highway 141, and Olive/Clarkson Rd, ensuring smooth commuter and retail traffic.

Demographics
Established & High-Income

- Chesterfield is known for its high-income households, strong school districts, and established neighborhoods, creating a stable base for retail, dining, and service-oriented businesses.
- The city attracts professionals and families seeking quality housing, top-tier schools, and a safe, well-planned community — resulting in strong consumer purchasing power.

Business Friendly
Reliable & Developing

- Chesterfield maintains high property values, consistent demand, and steady traffic, making it a dependable market for commercial tenants.
- A pro-business environment supports investment through balanced development, infrastructure improvements, and initiatives that encourage both local enterprises and national brands.

Community
Active, Entertainment Destination

- The city offers a vibrant mix of shopping districts, parks, and recreational amenities, including Chesterfield Valley, Central Park, the Chesterfield Amphitheater, and miles of trails.
- Mixed-use centers and lifestyle-driven developments continue to expand, strengthening Chesterfield’s position as a premier retail and entertainment destination in West St. Louis County.



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2025 DEMOGRAPHICS

1 Miles | 3 Miles | 5 Miles

Population

7,981 | 75,999 | 170,451

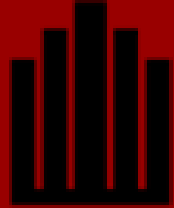
Households

3,107 | 30,047 | 67,254

Average Household Income

\$151,720 | \$124,651 | \$124,005





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LOCATION



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