



## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

16,839 | 118,946 | 295,405



### Daytime Population

49,883 | 141,365 | 308,007



### Median Household Income

\$151,540 | \$97,767 | \$86,079

# RETAIL FOR LEASE

507 S Hanley Road | St. Louis, Missouri 63105

1,870 SF | Lease Rate: \$25.00/SF, NNN | Triple Nets: \$8.45/SF (2023 actual)

## PROPERTY DETAILS

Prime street front retail location in Clayton

Unbeatable visibility and foot traffic

Co-tenancy with Café Manhattan, SSM Physical Therapy, & Spa Mani Pedi

Surrounded by high level disposable income

Hanley Road - 10,619 VPD

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

# Trade Area Aerial



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# Site Plan

