

# 1 NORTH CENTRAL AVE

CLAYTON, MISSOURI

**SANSONE**  
group

For Sale: 8,609 SF Building



## PROPERTY FEATURES

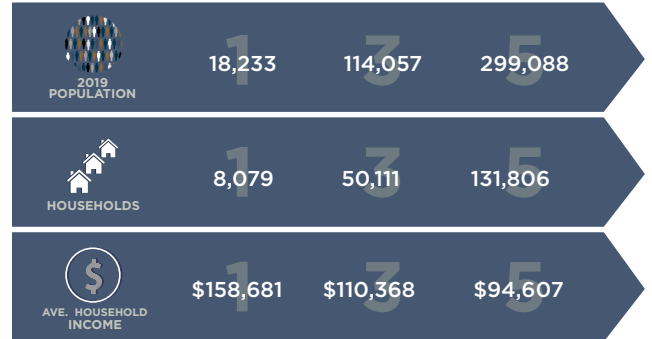
- 2020 projected NOI: \$184,500
- Prime frontage on Central Avenue in the Clayton business district
- Multi-tenant retail building
- Excellent lunchtime trade area with over 111,000 daytime population in a three mile radius
- Tenants: Chipotle, Hot Box Cookies and St. Louis Suit Company



NWC FORSYTH BLVD & N CENTRAL AVE  
1 N Central Ave • Clayton, MO 63105

## AREA DEMOGRAPHICS

—RADIUS IN MILES—



FOR MORE INFORMATION PLEASE CONTACT:

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314-727-6664

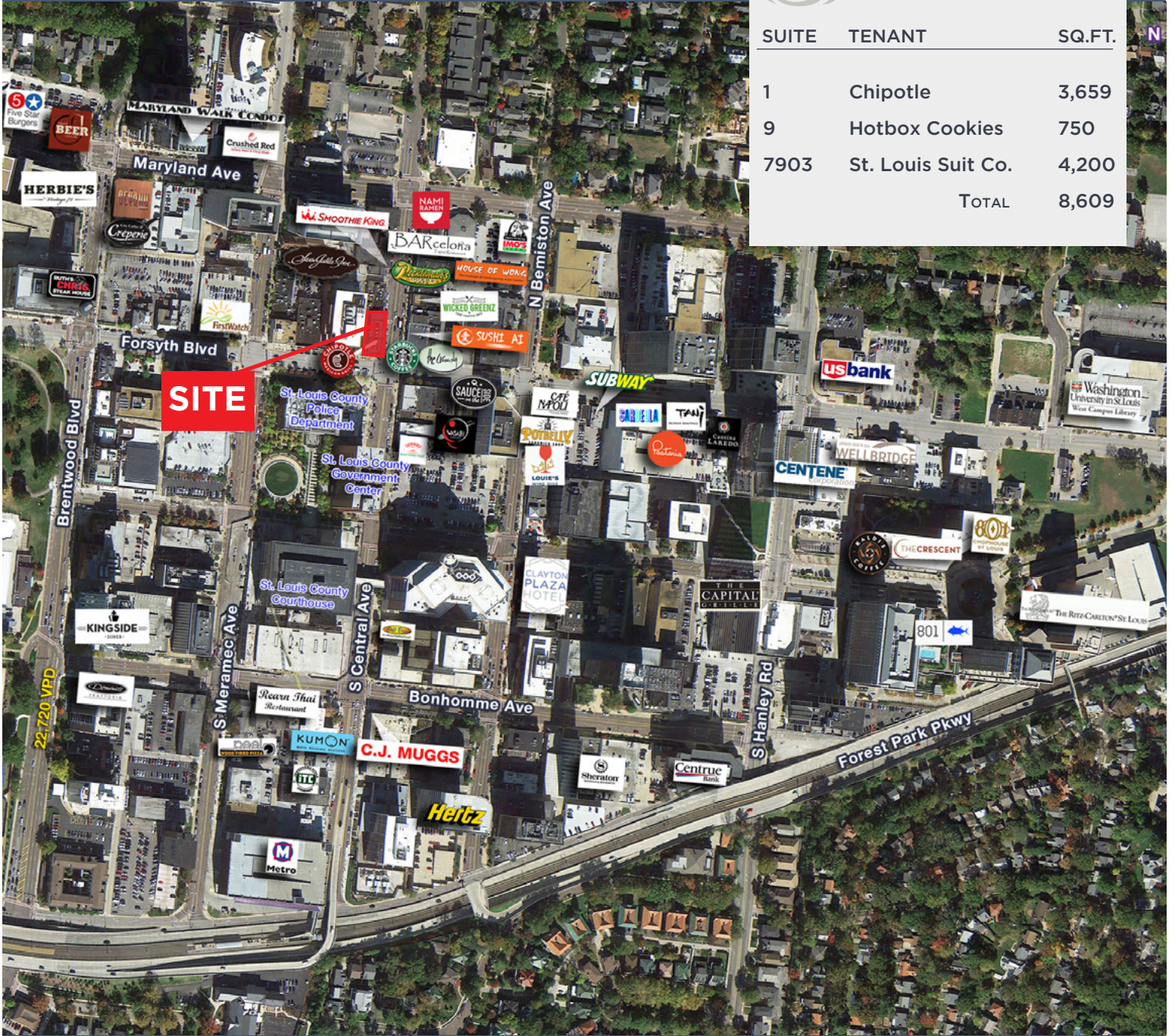


[www.sansonegroup.com](http://www.sansonegroup.com)



120 S. Central, Suite 500  
St. Louis, Missouri 63105

# 1 NORTH CENTRAL AVENUE - CLAYTON, MO



## TENANT INDEX

SUITE	TENANT	SQ.FT.
1	Chipotle	3,659
9	Hotbox Cookies	750
7903	St. Louis Suit Co.	4,200
	<b>TOTAL</b>	<b>8,609</b>

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The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.