

1. 6323 Clayton Ave 2nd Floor Office
2. 6321 Clayton #LL Creative Office Space
3. 6321 Clayton Ave #R Warehouse
4. 1130 Tamm Ave #R Warehouse



For Sale or Lease →

CONTACT US

6321-6323 CLAYTON AVE & 1130 TAMM AVE R
ST. LOUIS, MO 63139

Jason Morgan
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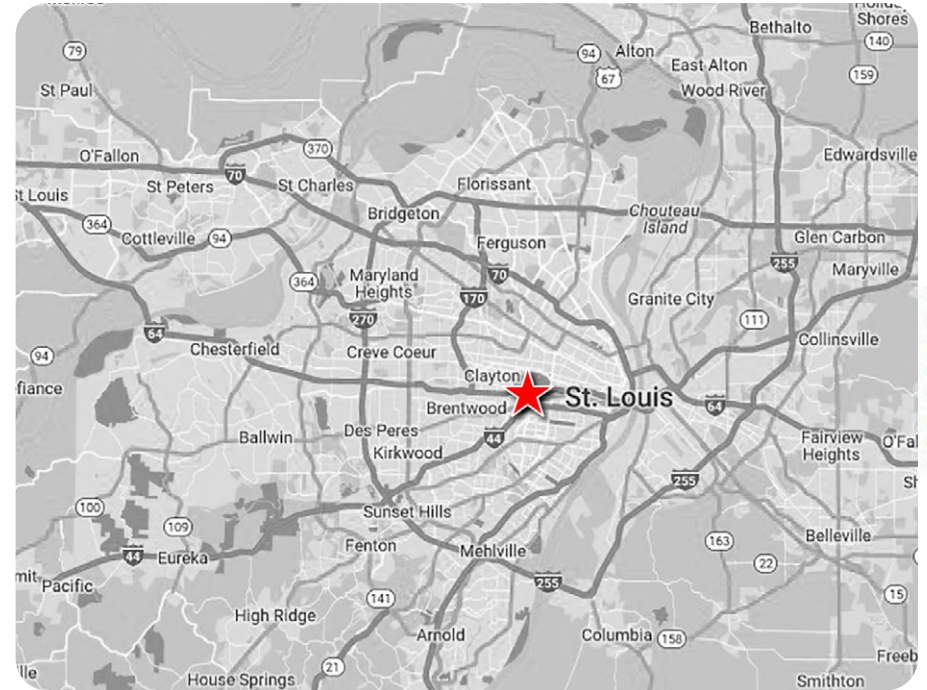
Jared Stone
314.604.8466 | jstone@ccr-stl.com

Property Details

- ▶ **6323 Clayton Ave, St. Louis, MO 63139**
 - ▶ ±1,680 SF Second Floor Office
 - ▶ For Lease: \$2,500 per Month plus Gas & Electric
- ▶ **6321 Clayton Ave, St. Louis, MO 63139**
 - ▶ ±3,400 SF Creative Space - Possible Office, Studio, or Flex Space
 - ▶ For Lease: \$3,400 per Month plus Gas & Electric
- ▶ **6321 Clayton Ave, St. Louis, MO 63139**
 - ▶ ±2,280 SF Open, Dry Warehouse with Electric
 - ▶ For Lease: \$2,400 per Month + Electric
- ▶ **1130 Tamm Ave. #R, St. Louis, MO 63139**
 - ▶ ±1,596 SF Open, Dry Warehouse with Electric
 - ▶ For Lease: \$1,200 per Month + Electric
- ▶ Centrally located just southwest of I-64/40 & Hampton Ave. in the vibrant, walkable Dogtown Neighborhood
- ▶ Across from Hibernia, a 100-unit high-end apartment community and doors from popular restaurants Seamus McDaniel's Felix's Pizza & Pub, Sweet EM's Coffee & Ice Cream, and Heavy Riff Brewery
- ▶ Other area amenities: Forest Park, St. Louis Zoo, The Muny, and St. Louis Art Museum with 15 million visitors per year, St. Louis Community College, Starbucks, Imo's, McDonald's and so much more.

2024 Demographics

RADIUS	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 Mile	10,566	6,110	\$117,459
3 Mile	154,458	77,488	\$110,152
5 Mile	390,069	185,763	\$100,938



Traffic Counts

- ▶ Clayton Ave: 12,112 VPD ('24)
- ▶ Hampton Ave: 31,814 VPD ('24)
- ▶ I-64/40: 165,571 VPD ('24)

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**6323 CLAYTON AVE - 2ND
FLOOR OFFICE SPACE**



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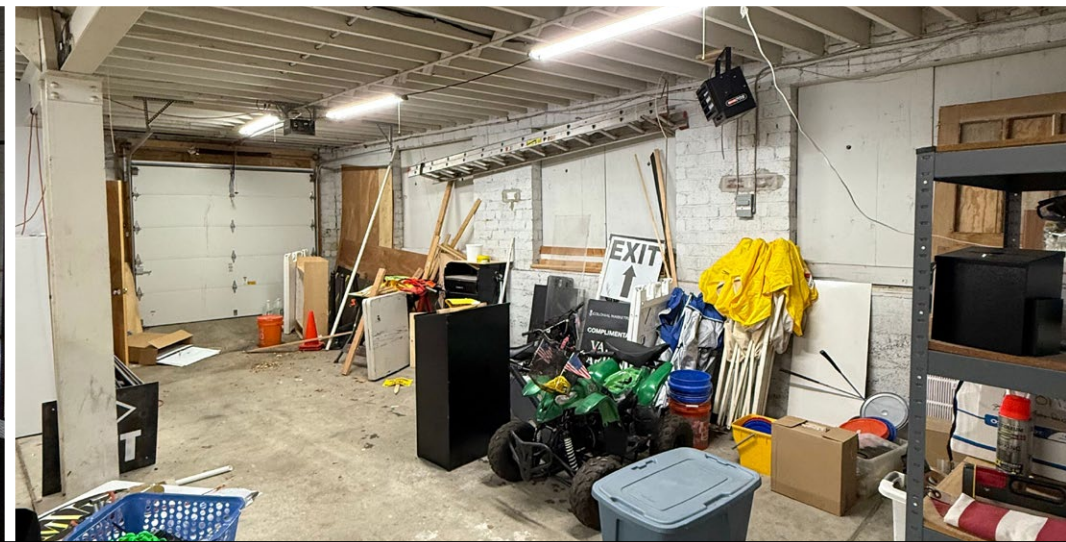
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**6323 CLAYTON AVE -
#LL CREATIVE SPACE**



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**6321 CLAYTON AVE -
WAREHOUSE**



**1130 TAMM ROAD - #R
WAREHOUSE**



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