

RETAIL PROPERTY FOR LEASE

7624-7626 Wydown

7626 WYDOWN, SAINT LOUIS, MO 63105



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$26.00 SF/yr (NN)
Lot Size:	0.07 Acres
Year Built:	1930
Building Size:	7,545
Zoning:	14C-1
Municipality:	Clayton
Submarket:	Mid County
Traffic Count:	24,880

PROPERTY OVERVIEW

Formally Wydown Dental Excellence, this space features excellent storefront visibility right on Wydown Boulevard in Clayton, Missouri. Situated adjacent from Starbucks, this property is located in a densely populated area and in close proximity to the Clayton Business District as well as a number of schools, restaurants, and other retailers. Street and public parking available.

LOCATION OVERVIEW

Just west of the City of St. Louis, Clayton is the hub of metropolitan St. Louis and the seat of St. Louis County. Clayton's central location and convenient access to several interstates and major arteries place it within minutes of just about anywhere in the region. While 81% of Clayton's land is dedicated to residential or park use, the City's Central Business District combines 7,000,000 square feet of prestigious office space with the vitality of 1,000,000 square feet of retail space. Clayton's bustling downtown is the region's premier business district and home to Forbes and Fortune 500 headquarters and branch offices. Clayton maintains one of the highest commercial occupancy rates in the region.

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PROPERTY DETAILS

LEASE RATE

\$26.00 SF/YR

LOCATION INFORMATION

Building Name	7624-7626 Wydown
Street Address	7626 Wydown
City, State, Zip	Saint Louis, MO 63105
County/Township	Saint Louis
Municipality	Clayton
Submarket	Mid County
Cross Streets	Wydown & Hanley
Signal Intersection	Yes
Nearest Highway	I-64, I-170, I-70, I-44
Nearest Airport	Lambert St. Louis International Airport

BUILDING INFORMATION

Building Size	7,545 SF
Tenancy	Multiple
Year Built	1930
Free Standing	No

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	14C-1
Lot Size	0.07 Acres
APN#	19K-62-0242
Lot Frontage	46
Lot Depth	68
Corner Property	no
Traffic Count	24,880
Traffic Count Street	Hanley

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

OPERATING EXPENSES

CAM	\$0.62
Taxes	\$2.09
Insurance	\$0.30
Total	\$3.01

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DEMOGRAPHIC OVERVIEW - 3 MILES

KEY FACTS

120,445

Population



Average
Household Size

37.6

Median Age

\$68,502

Median Household
Income

EDUCATION

4%

No High School
Diploma



12%

High School
Graduate



21%

Some College



62%

Bachelor's/Grad/Pr
of Degree

BUSINESS



6,284

Total Businesses



100,441

Total Employees

EMPLOYMENT



White Collar

81%



Blue Collar

9%



Services

10%

11.2%

Unemployment
Rate

INCOME



\$68,502

Median Household
Income



\$51,674

Per Capita Income



\$75,090

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (15.7%)

The smallest group: \$15,000 - \$24,999 (7.2%)

Indicator	Value	Difference	
<\$15,000	10.7%	+2.5%	
\$15,000 - \$24,999	7.2%	-0.2%	
\$25,000 - \$34,999	7.6%	-0.7%	
\$35,000 - \$49,999	11.9%	-0.5%	
\$50,000 - \$74,999	15.7%	-1.1%	
\$75,000 - \$99,999	11.3%	-1.1%	
\$100,000 - \$149,999	13.6%	-2.4%	
\$150,000 - \$199,999	7.3%	-0.3%	
\$200,000+	14.6%	+3.7%	

Bars show deviation from
St. Louis County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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