

FOR SALE OR LEASE

# 7 ACRES AVAILABLE

18575 OUTLET BLVD, CHESTERFIELD, MO





## PROPERTY INFO

- 7 acres within St. Louis Premium Outlets in Chesterfield, MO
- Rare opportunity for development in Chesterfield, MO
- Very strong demographics with median HH income of \$250,000
- Direct visibility from Interstate 64 which has over 78,000 VPD
- Adjacent on and off ramps to I-64
- Near St. Louis Spirit Airport, Top Golf Chesterfield, The Factory, Chesterfield Commons and The District.
- Excellent opportunity for retail and QSRs
- Major retailers include: Polo Ralph Lauren, H&M, Coach, Nike, Marc Jacobs, Eddie Bauer, Talbots.

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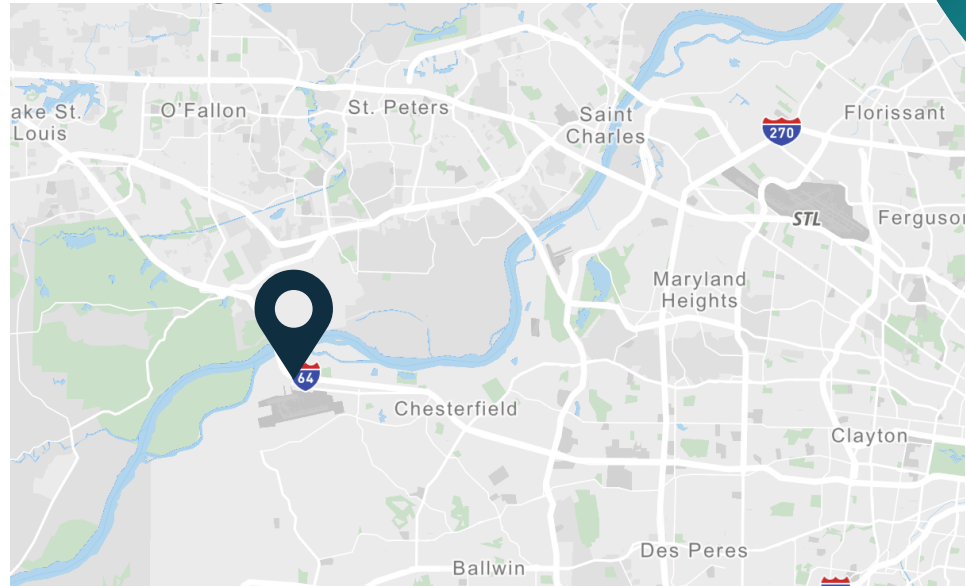
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## WHY ST. LOUIS PREMIUM OUTLETS?

- St. Louis Premium Outlets is the only outlet shopping destination in the greater St. Louis area and one of the best-performing outlet centers in the Midwest. The area sees an estimated 28.2M visitors each year.
- St. Louis is home to seven Fortune 500 companies including Express Scripts with over 26K employees and Emerson Electric, the top electrical manufacturing company in St. Louis.
- A remodeled Fairfield Inn & Suites will open in 2025 located 10 minutes from the center, and a proposed five-story Spirit Hotel & Spa with 181 rooms will be located just one mile away.



#### DAYTIME POPULATION

23,368 - 3 mile  
67,055 - 5 miles  
399,192 - 10 miles



#### AVG. HOUSEHOLD INCOME

\$215,103 - 3 mile  
\$183,351 - 5 miles  
\$150,137 - 10 miles



#### MEDIAN HOUSEHOLD INCOME

\$172,234 - 3 mile  
\$143,624 - 5 miles  
\$150,137 - 10 miles



#### POPULATION

20,947 - 3 mile  
154,667 - 5 miles  
328,831 - 10 miles



#### HOUSEHOLDS

2,656 - 3 mile  
19,615 - 5 miles  
161,937 - 10 miles

