



RETAIL SPACE FOR LEASE

16889 Chesterfield Airport Rd  
Chesterfield, Missouri 63005



## 957 - 1,957 SF End Cap Available

### Property Highlights

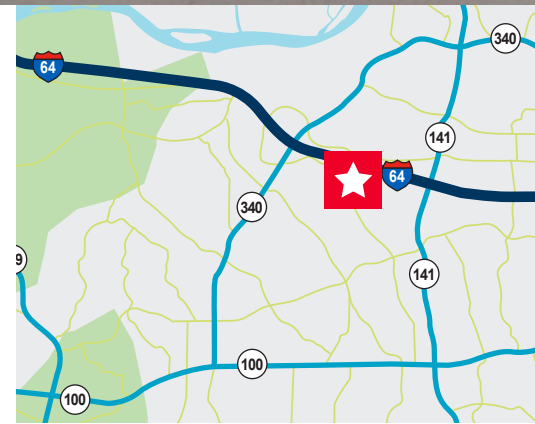
- High profile location in a regional retail node located across the street from one of the largest power centers in the United States.
- Site provides excellent visibility to the main retail corridor with front signage towards Chesterfield Airport Rd and rear signage with visibility to 90,000+ VPD on I-64/40.
- Strategic location in Chesterfield Valley provides easy access to St. Louis and St. Charles County customers with regional draws including Top Golf, Simon Outlet Mall, The District (includes The Factory, Main Event, etc), Chesterfield Commons Power Center, Tesla, Annie Gunns, and much much more!
- Strong proximity daytime population being along the dense I-64 suburban office corridor.

### Demographics

	1 Mile	3 Miles	5 Miles
Daytime Population	5,004	30,508	75,510
Population	2,541	24,799	97,377
Average HH Income	\$161,341	\$157,277	\$149,030

### Traffic Count

Chesterfield Airport Rd 17,938 VPD | Hwy 64 90,069 VPD



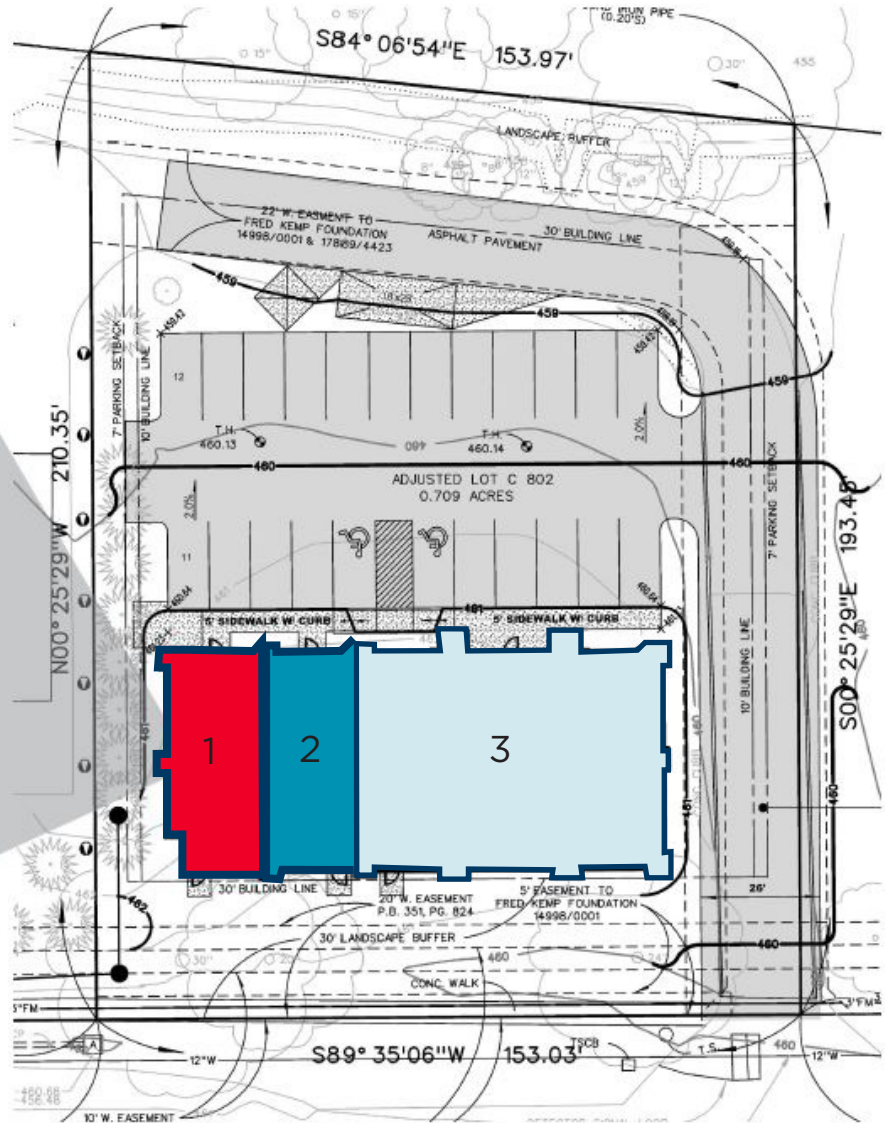
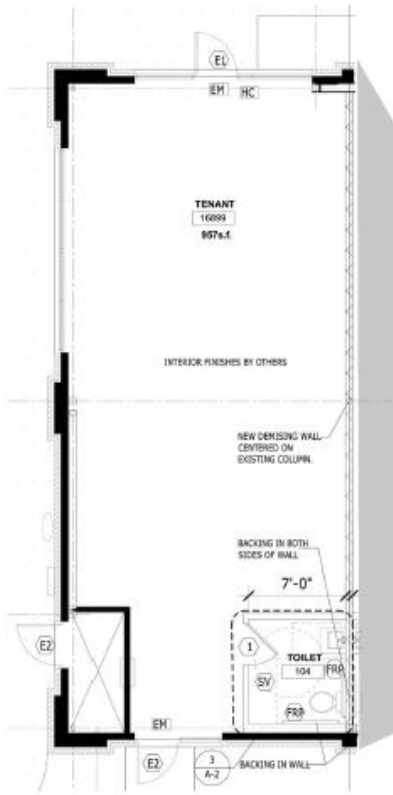
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## Site Plan



Space	Status	SF
1	Available*	957
2	Digital Doc*	1,000
3	Chesterfield Smiles Dentistry	3,200

\*Spaces can be combined to provide 1,957 SF

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## Aerial



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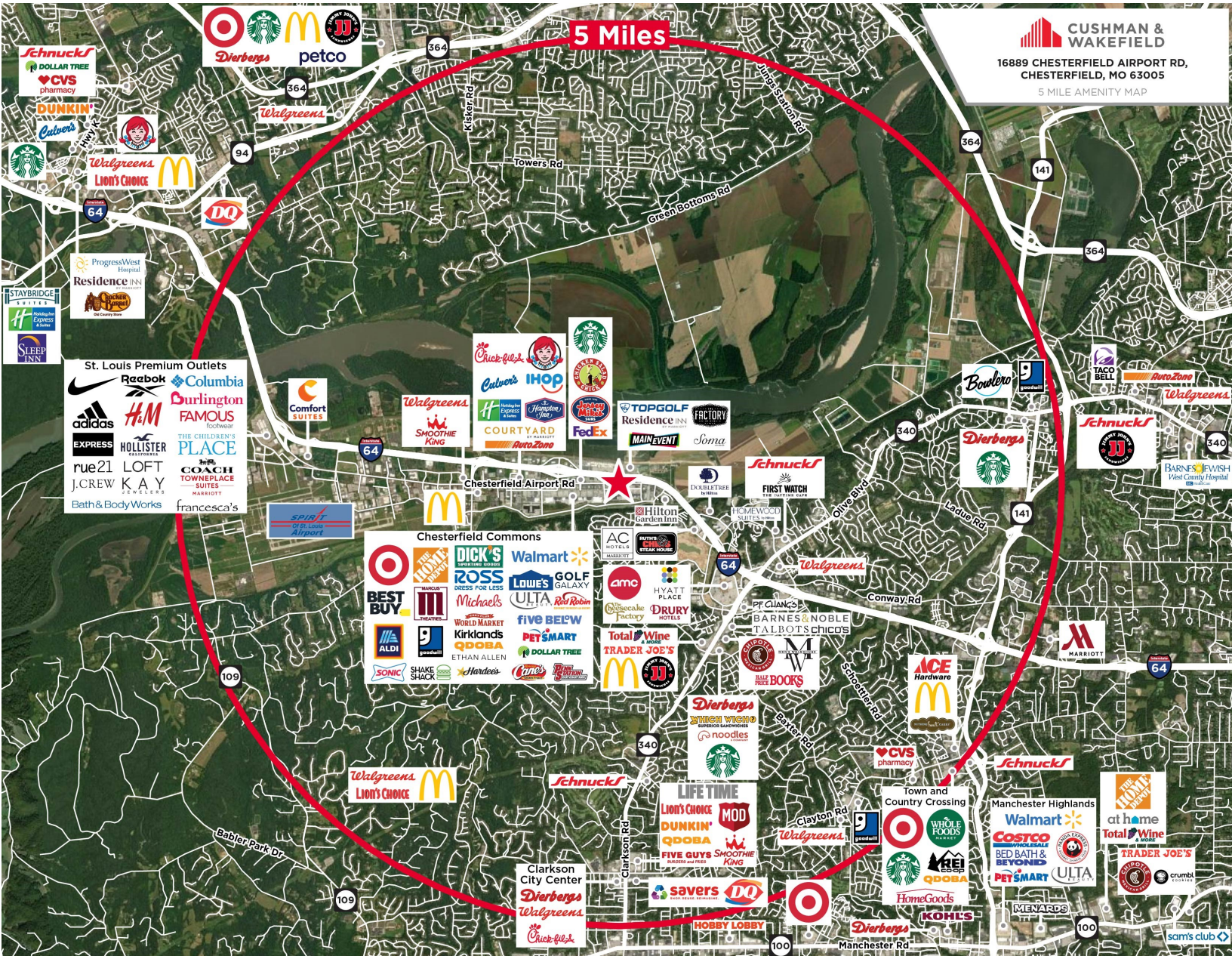
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## Location Aerial



**CUSHMAN & WAKEFIELD**  
16889 CHESTERFIELD AIRPORT RD,  
CHESTERFIELD, MO 63005  
5 MILE AMENITY MAP

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