



**CHESTERFIELD  
AIRPORT RD. RETAIL  
FOR LEASE**

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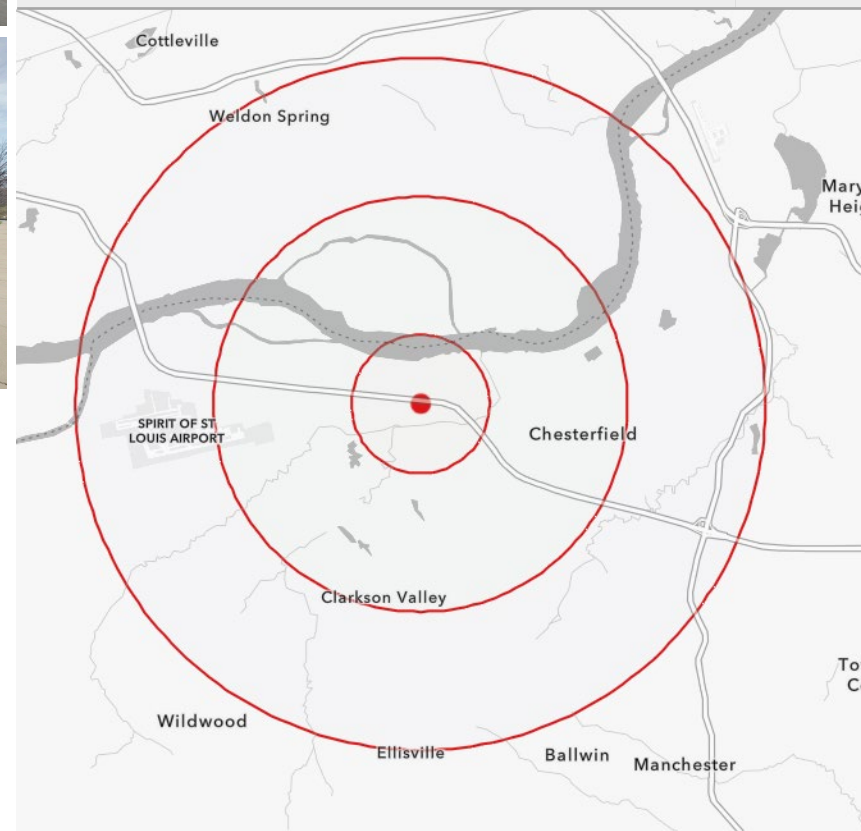
**16889 CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MO 63005  
957-1,957 S.F. | \$12.00/S.F. N.N.N.**

### PROPERTY INFORMATION



- END-CAP POSITION IN A 5,390 SF SINGLE-STORY RETAIL BUILDING CONSTRUCTED IN 2015, WITH 189 FEET OF FRONTAGE ALONG CHESTERFIELD AIRPORT ROAD
- DUAL SIGNAGE EXPOSURE — FRONT-FACING TO CHESTERFIELD AIRPORT ROAD (17,938 VPD) AND REAR-FACING TO I-64/40 (90,069 VPD)
- LOCATED WITHIN THE CHESTERFIELD VALLEY RETAIL CORRIDOR, DIRECTLY ACROSS FROM CHESTERFIELD COMMONS AND ADJACENT TO THE SIMON PREMIUM OUTLETS, TOP GOLF, AND THE DISTRICT
- TRADE AREA AVERAGE HOUSEHOLD INCOME EXCEEDS \$157,000 WITHIN 3 MILES, WITH A DAYTIME POPULATION OF 30,500 CONCENTRATED ALONG THE I-64 OFFICE CORRIDOR
- SUITES 1 AND 2 CAN BE COMBINED TO PROVIDE UP TO 1,957 SF OF CONTIGUOUS END-CAP SPACE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	3,480	26,974	102,645
HOUSEHOLDS 	1,202	10,920	39,113
AVERAGE HH INCOME 	\$202,555	\$208,250	\$196,389



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