



**801 WEST SPRINGFIELD RD &
740 ELMONT RD**

SULLIVAN, MO 63080

COMMERCIAL DEVELOPMENT LAND



PATRICIA MCKELVEY

PRESIDENT
17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005
pmckelvey@mckelveyproperties.com
Office: 636.669.9111



DANIEL FLAIZ

INVESTMENT SALES AND
LEASING BROKER
17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005
dflaiz@mckelveyproperties.com
Mobile: 314.267.8086
Office: 636.669.9111



**MCKELVEY
PROPERTIES**
17280 N Outer 40 Rd, Chesterfield, MO 63005

HARD CORNER SIGNALLED INTERSECTION | PRIME 0.68 ACRE LOT | SALE PRICE: \$350,000

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Position your business for success at this prime hard-corner location on West Springfield Road in Sullivan, MO. This 0.68-acre site, zoned C-4, sits at one of the city's busiest signalized intersections, offering unmatched visibility, frontage, and direct access from multiple approaches.

With strong traffic counts and excellent connectivity to I-44, this parcel is ideally suited for ground-up development—from quick-service restaurants and convenience retail to service-oriented businesses or multi-tenant concepts. The property's corner positioning ensures continuous exposure throughout the day, making it a standout opportunity for developers and investors looking to capture demand in a growing corridor.

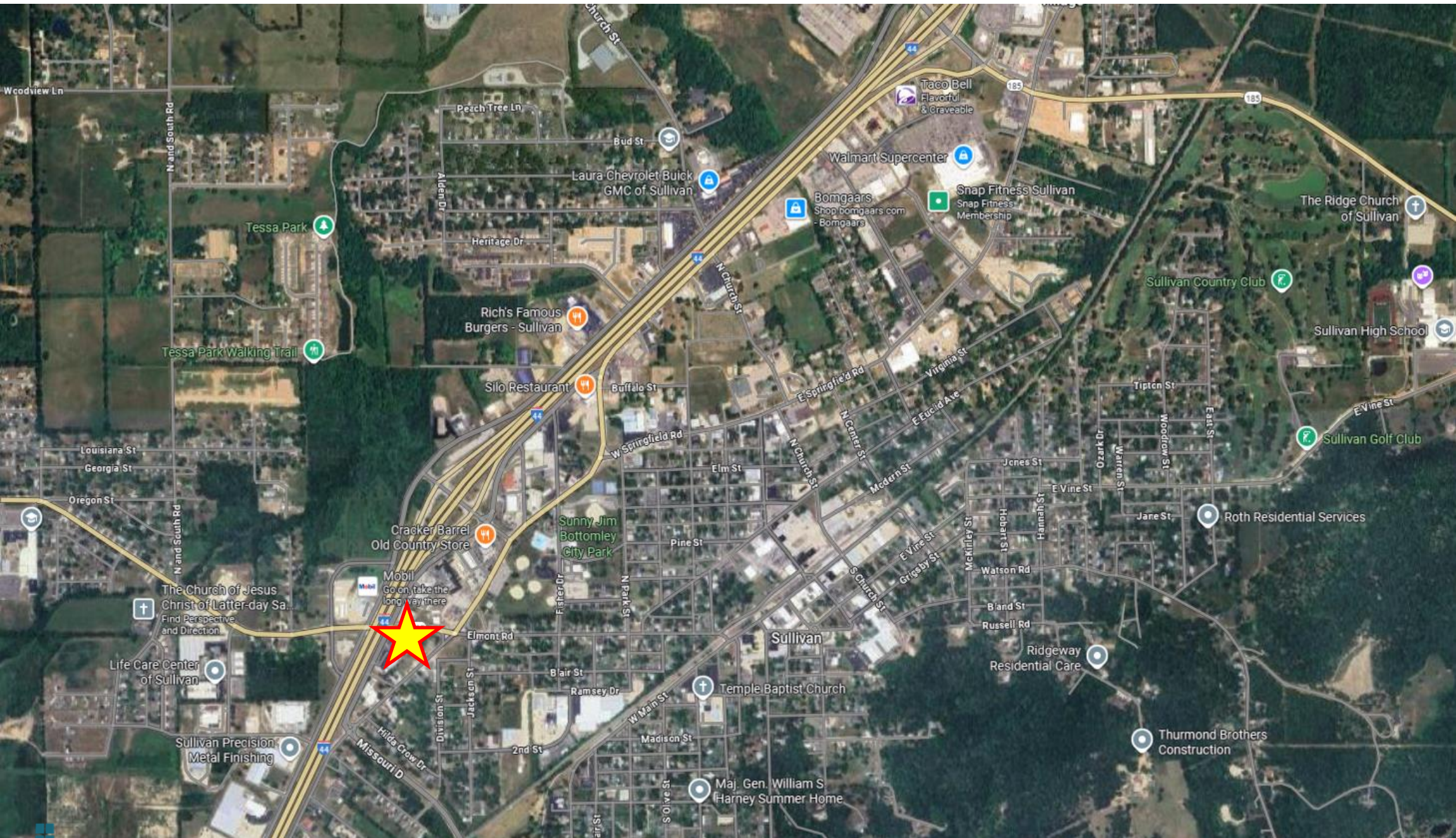
HIGHLIGHTS

- Hard-corner, signalized intersection with strong traffic counts
- C-4 zoning allows wide range of commercial uses
- High-growth corridor near I-44, hospital, and retail
- Ideal development opportunity for QSR, retail, or service users
- High-exposure parcel positioned for new construction or investment



Property Address:	801 W Springfield & 740 Elmont Road
City, State, Zip Code:	Sullivan, MO 63080
Property Type:	Commercial Land Development
Lot Size:	0.68 Acres or 29,620 Square Feet
Zoning:	C-4 (General Commercial)

MAP OVERVIEW



LOCATION OVERVIEW

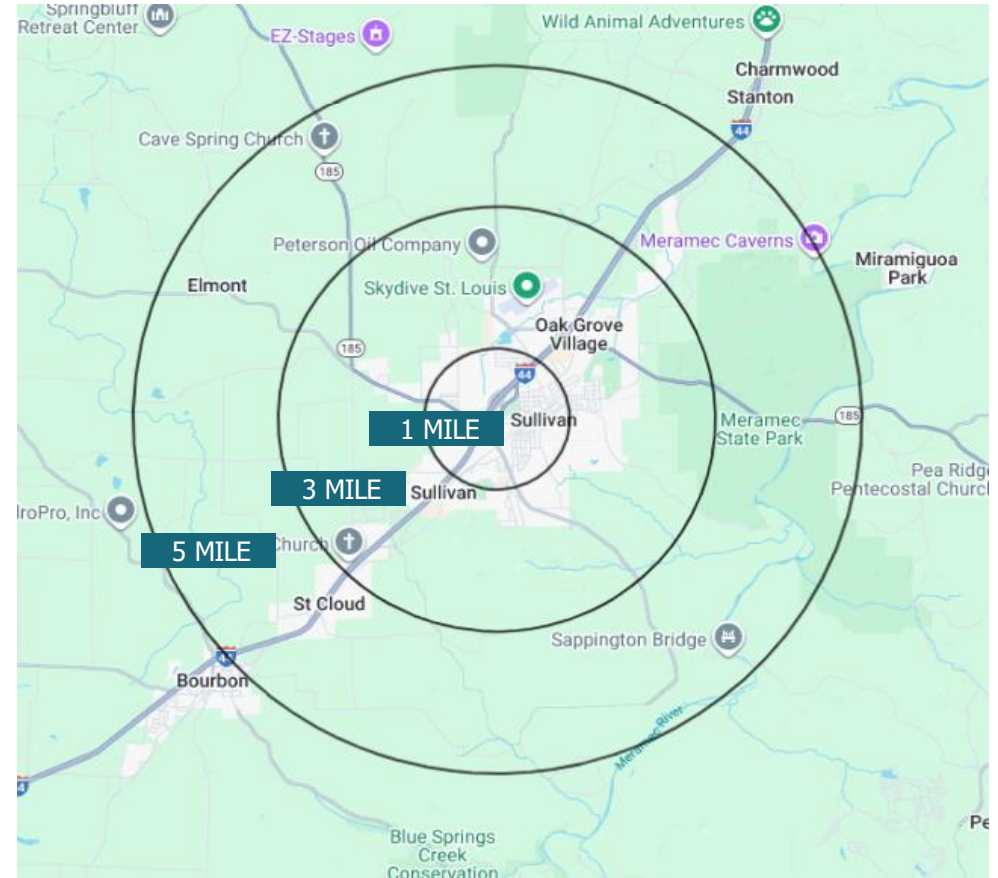
Sullivan, Missouri is strategically located along Interstate 44 at the intersection of State Route 185, positioned on the Franklin–Crawford county line. The city encompasses approximately 8.2 square miles and serves as a regional hub for commerce, services, and recreation. Just minutes away, Meramec State Park provides access to the Meramec River, scenic trails, and over 40 caves, attracting both residents and visitors.

Sullivan is situated roughly 67 miles southwest of downtown St. Louis, offering convenient connectivity to the metro area in just over an hour's drive. This location combines the advantages of a small-town community with proximity to the amenities, workforce, and economic opportunities of the St. Louis region—making it an attractive setting for both businesses and investment.



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	4,750	9,499	11,128
2024 Population	4,920	9,664	11,236
2029 Population Projection	5,048	9,863	11,444
Median Age	39.1	40.1	40.7
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	1,928	3,864	4,505
2024 Households	1,997	3,929	4,547
2029 Households Projection	2,049	4,010	4,632
Average Household Size	2.4	2.4	2.4
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$75,293	\$78,938	\$79,772
Median Household Income	\$54,666	\$59,935	\$61,629



11,236

2024 POPULATION
(5 Miles)

\$79,772

AVERAGE HH
INCOME
(5 Miles)

\$61,629

MEDIAN HH
INCOME
(5 Miles)

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EXCLUSIVELY LISTED BY:



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