

Prime Retail Opportunity

Asking \$349,000.00

914–932 Airport Road, Saint Louis, MO
63135

14,426 SF Building + Additional 0.42 Acre Parking Parcel

14,426 SF

Retail Building

±0.93 Acres

Total Land

22C-1

Commercial Zoning

High Traffic

Airport Road Corridor

Extensive

Asphalt Parking

Flood Zone X

Minimal Risk

Property Overview

Building & Site Specifications

Building Size

14,426 SF retail trade building providing substantial floor space for multiple configurations including retail, service retail, automotive uses, or owner-user operations.

Year Built / Effective

1956 (Effective 1975) indicating significant updates and improvements to the original structure, extending the building's functional life and appeal.

Lot Configuration

932 Airport Rd: 22,216 SF (±0.51 AC)

914 Airport Rd: 18,295 SF (±0.42 AC)

Total Land: Approx. 40,511 SF (±0.93 Acres)

Zoning Classification

22C-1 Commercial providing flexible use opportunities for retail, service commercial, automotive-related businesses, and neighborhood commercial operations.

Site Topography

Flat / Level grade offering easy development potential, excellent accessibility, and straightforward site management with minimal grading requirements.

Parking Facilities

Approximately 29,000+ SF of asphalt parking surface providing substantial off-street parking capacity, critical for retail operations and customer convenience.

Property Features

The property includes extensive paved parking areas, direct Airport Road frontage, and a clean parcel configuration ideal for repositioning, expansion, or redevelopment concepts.

Strategic Value

Two-parcel offering creates exceptional flexibility for buyers seeking operational space plus excess land for future expansion, storage, or auxiliary uses.

Position your business or investment on a strong North County commercial corridor with excellent visibility and frontage on Airport Road. This offering includes a **14,426 SF retail building (built 1956)** on **±0.51 acres** plus an **adjacent paved parking lot (±0.42 acres)** – two parcels totaling **±0.93 acres**. The site provides a flexible footprint for retail, service retail, neighborhood commercial, and owner-user or redevelopment concepts under **Zoning: 22C-1**. The property layout supports a variety of uses with off-street parking, strong access, and a clean, straightforward parcel configuration. The surrounding area is an established trade pocket of Ferguson / St. Louis County with convenient connectivity to major employment and travel drivers in the broader North County market, including the airport-area industrial and aerospace corridor.

Location Advantages

The Airport Road corridor delivers exceptional positioning within North County's established commercial and residential fabric, providing tenants and owners with strategic access to regional transportation networks, dense residential catchment areas, and complementary commercial uses.



Key Location Benefits

Major Airport Road Exposure

Prominent frontage on one of North County's most active east-west thoroughfares, connecting Ferguson, Dellwood, Berkeley, and Florissant.

Strong Residential Density

Surrounded by established neighborhoods providing consistent walk-in consumer traffic and stable demand for everyday goods and services.

Walkability Score 75/100

Above-average pedestrian accessibility supports foot traffic and increases tenant appeal for service-oriented and convenience retail uses.

Flexible Commercial Zoning

22C-1 zoning accommodates a broad range of commercial uses including retail, automotive, service businesses, and owner-user concepts.

Additional Parking Parcel

The 0.42-acre paved parking lot significantly increases operational flexibility and long-term development value.



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Contact Information



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Information deemed reliable but not guaranteed. Prospective buyers should conduct their own due diligence and verify all property details independently. This marketing material does not constitute an offer or solicitation where prohibited by law.

Investment Highlights

This two-parcel offering presents a compelling value proposition for investors, owner-users, and developers seeking strategic positioning in North County's established Airport Road corridor. The combination of substantial building square footage, excess land, and flexible zoning creates multiple pathways to value creation.



Substantial Building Asset

14,426 SF of retail space provides immediate income potential or owner-user operational capacity with room for multiple tenants or configurations.



Excess Land Development

The additional 0.42-acre paved parking parcel creates opportunities for expansion, auxiliary structures, storage yards, or future development phases.



Automotive Use Potential

Site configuration, parking capacity, and zoning make this property exceptionally well-suited for automotive retail, service, or repair operations.



Redevelopment Flexibility

Flat topography, substantial land area, and commercial zoning support adaptive reuse, repositioning, or ground-up redevelopment strategies.

"The additional parking parcel is a MAJOR selling point. Most buyers will see large building square footage, extra land, development flexibility, automotive-related potential, and yard/storage expansion capability. We should market this as a Retail / Automotive / Redevelopment Opportunity with Excess Land."

— Tony Alqam, Listing Broker

Traffic & Market Background

Airport Road Corridor Advantage

Located on one of the most active east-west thoroughfares in North County, **Airport Road** delivers exceptional visibility and consistent vehicle exposure, connecting major commercial and residential districts across Ferguson, Dellwood, Berkeley, and Florissant. This strategic corridor serves as a critical link between residential neighborhoods, employment centers, and regional interstate access points.

Strong Daily Traffic Counts

A high volume of vehicles daily creates prominent exposure for tenants and businesses, ensuring consistent brand visibility and customer access throughout business hours.

Proximity to I-270 / I-70

Quick access to regional interstates enhances accessibility and makes the property attractive to commuters, workers, and consumers from throughout North St. Louis County and beyond.

Dense Retail Node

The Airport Road corridor features a blend of automotive services, restaurants, convenience retail, and service providers, driving consistent local traffic patterns and complementary commercial activity.

Residential Catchment Area

Surrounding neighborhoods supply a stable, walk-in consumer base with growing demand for everyday goods and services, supporting long-term tenant viability.

Complementary Land Uses

Location near healthcare facilities, educational institutions, and employment centers further strengthens long-term tenant demand and property resilience.

- 📄 **Traffic Count (Airport Rd):** High daily vehicle volumes create exceptional exposure and access. Source: MoDOT AADT Map. This property's fronting on Airport Road, along with nearby intersections, presents a rare commercial opportunity for high-impact branding and maximum consumer reach.

Property Details



Parcel Information

Address

914-932 Airport Rd
Saint Louis, MO 63135

Parcel 1: 932 Airport Rd

APN: 11J-24-1819
Use: Retail Trade
Lot Size: 22,216 SF (±0.51 AC)

Parcel 2: 914 Airport Rd

APN: 11J-24-1800
Use: Parking Lot
Lot Size: 18,295 SF (±0.42 AC)

Building & Site Summary

Building Square Footage

14,426 SF retail trade building

Year Built

1956 (Effective year: 1975)

Total Land Area

±0.93 AC (approximately 40,511 SF across two parcels)

Zoning

22C-1 Commercial

Parking

Off-street paved/asphalt improvements with substantial capacity

Area Demographics

Understanding the surrounding market demographics is critical for evaluating tenant demand, consumer spending capacity, and long-term investment performance. The Ferguson area presents a stable residential base with consistent household formation and retail spending patterns.

\$47,524

Median Household
Income

City of Ferguson (2020–2024 data)
indicating stable consumer
purchasing power for everyday
retail and service businesses.

\$28,842

Per Capita Income

Supporting consistent demand for
convenience-oriented retail,
automotive services, and
neighborhood commercial uses.

Market Context

The Ferguson market benefits from its position within the broader North County trade area, with access to major employment centers including the airport-area industrial and aerospace corridor. The surrounding residential density supports consistent foot traffic and drive-by exposure for retail and service-oriented tenants.

Demographics within a 1-mile, 3-mile, and 5-mile radius can be provided upon request to support underwriting and tenant marketing efforts. The Airport Road corridor's connectivity to regional transportation networks further enhances the property's appeal to consumers traveling from adjacent communities.



Aerial & Site Context

The aerial imagery and site context photographs demonstrate the property's strategic positioning along the Airport Road corridor, showcasing the building's prominent street frontage, extensive parking infrastructure, and relationship to surrounding commercial and residential uses. The two-parcel configuration is clearly visible, illustrating how the additional parking parcel enhances operational flexibility and future development potential.



The flat topography and clean parcel configuration are evident in these views, demonstrating ease of access, minimal site work requirements, and straightforward redevelopment potential for buyers considering adaptive reuse or ground-up construction scenarios.

Use Case Scenarios

This property's combination of building square footage, excess land, flexible zoning, and high-traffic location creates multiple value pathways for different buyer types. The following scenarios illustrate how various investors and operators could leverage this asset.



Retail / Multi-Tenant Strategy

Subdivide the 14,426 SF building into multiple retail bays for neighborhood-serving tenants such as convenience stores, service businesses, or specialty retail. The extensive parking supports customer access for multiple simultaneous operations. The additional parking parcel provides overflow capacity or future expansion area.



Automotive / Service Use

Convert the building to automotive retail, repair, or service operations. The large floor plate accommodates service bays, parts storage, and customer waiting areas. The parking parcel provides space for customer vehicle staging, inventory display, or outdoor service areas. Zoning supports these uses.



Owner-User / Distribution

Occupy the building for business operations requiring substantial square footage plus outdoor storage or staging areas. The parking parcel can serve as a secure yard for equipment, materials, or fleet parking. The Airport Road location provides excellent access for deliveries and customer visits.



Redevelopment Play

Clear the site for ground-up construction of a new retail, mixed-use, or commercial project. The nearly one-acre land area, flat topography, commercial zoning, and established neighborhood context support various development concepts aligned with North County market demand.



Next Steps

We invite qualified buyers and investors to schedule a property tour, request additional due diligence materials, and discuss pricing and terms. Our team can provide comprehensive market analysis, demographic reports, zoning documentation, and financial modeling to support your investment evaluation.

Available Materials

Full Offering Memorandum with detailed property specifications

Investor summary with cap rate scenarios and return analysis

Pricing strategy and comparable sales analysis

Demographic reports (1-mile, 3-mile, 5-mile radius)

Zoning documentation and permitted use analysis

Traffic count data and market positioning analysis

Contact the Listing Broker

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