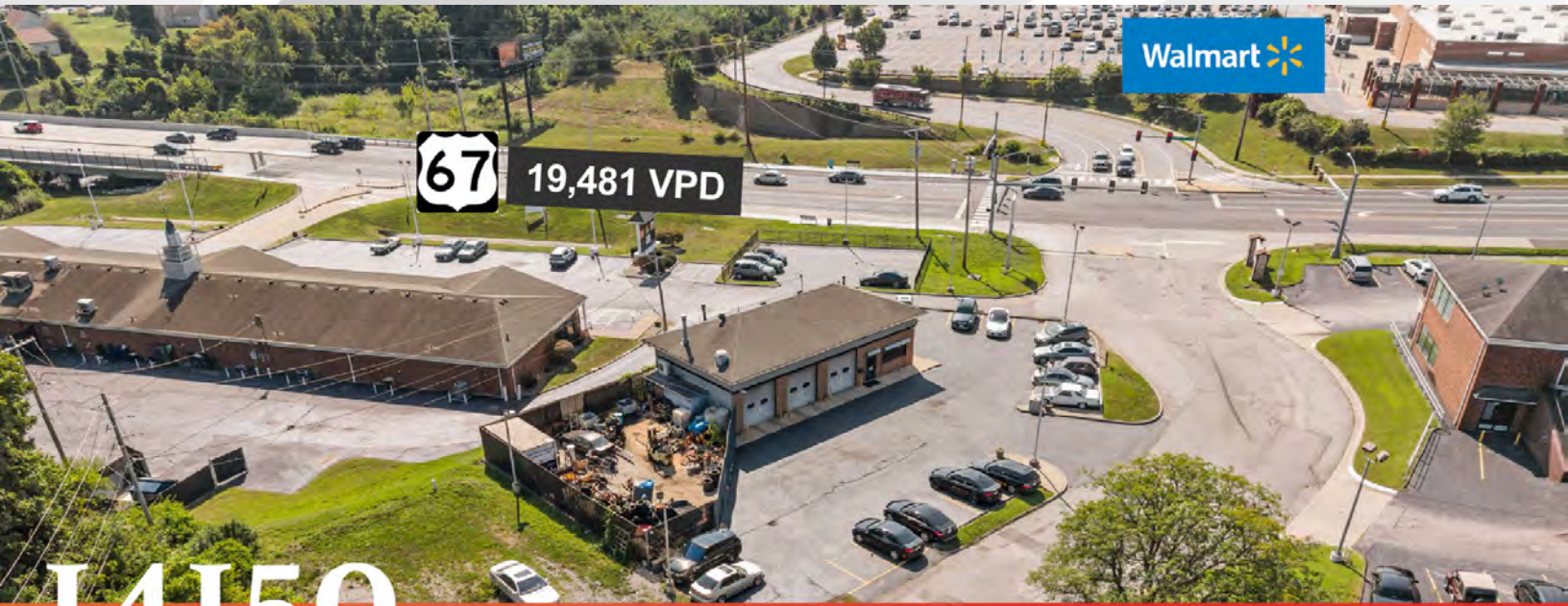




14150

sunswept park ct
st. louis, mo 63033

1,870
square feet

turnkey
auto shop

great QSR
site (+/-0.90 ac)

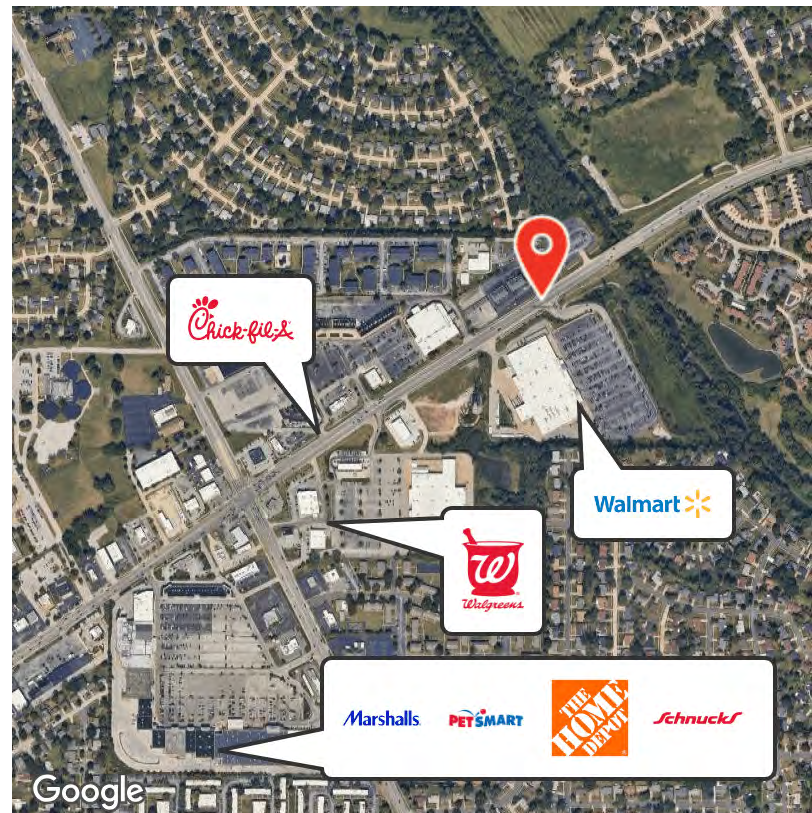


PROPERTY HIGHLIGHTS

- .90-acre B-3 zoned site primed for retail redevelopment
- 19,481 vehicles per day on direct street frontage
- Signalized intersection access at high-volume corridor
- Turn-key auto shop with 3 bays and hydraulic lifts
- Walmart Supercenter directly across Highway 67
- Flanked by Shoppes at Cross Keys, a 339,000 SF power center
- Recently resealed & re-striped lot

OFFERING SUMMARY

Sale Price:	\$485,000
Address:	14150 Sunswep Park Dr, Florissant, MO 63033
Lot Size:	0.9 Acres
Building Size:	1,870 SF



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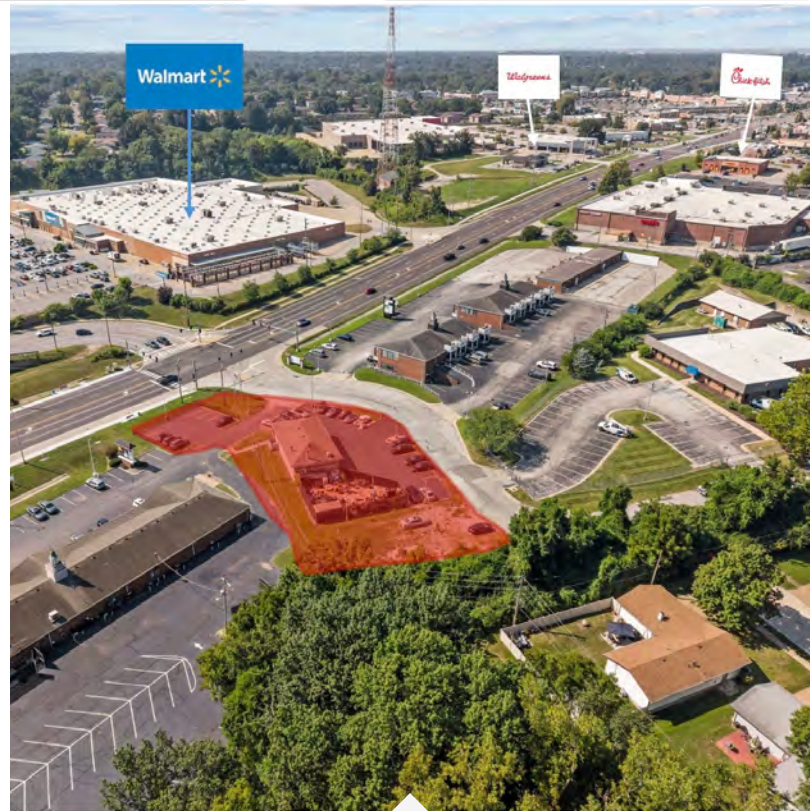
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Building Name	14150 Sunswept Park Court
Property Type	Retail
Property Subtype	Free Standing Building
APN	06H220442
Building Size	1,870 SF
Lot Size	0.9 Acres
Year Built	1985
Number of Floors	1

14150 Sunswept Park Court is a 1,870 SF single-tenant automotive shop situated on 0.90 acres in Florissant's most active retail corridor. Built in 1985 and maintained in good condition, the building features three drive-through service bays facing the street, each equipped with hydraulic lifts and a full complement of shop equipment, delivering a genuinely turn-key configuration for any automotive operator. HVAC is present throughout the shop space. The property includes 20 surface parking stalls on a recently re-sealed and re-stripped lot, with the roof and tuck-pointing addressed on an ongoing basis. The building sits on a signalized intersection with 19,481 vehicles per day passing the site, and is zoned B-3 (Extensive Business District), accommodating a wide range of commercial uses.

The 0.90-acre footprint carries equal, if not greater value as a redevelopment site. B-3 zoning, a signalized corner position right across the street from Walmart, and direct frontage on this corridor make the land ideally suited for a QSR franchise pad, drive-through retail concept, or virtually any format retailer seeking visibility; in a trade area anchored by over a dozen national brands directly across the street and within immediate walking distance.



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LOCATION DESCRIPTION

Situated in the heart of Florissant's primary retail corridor, 14150 Sunswept Park Court benefits from immediate proximity to a Walmart Supercenter directly across the street and the Shoppes at Cross Keys, a 339,000-square-foot power center anchored by Home Depot, Schnucks, Marshalls, PetSmart, Ross, and OfficeMax. Additional national retailers along the corridor include Target, Aldi, Ulta Beauty, Five Below, Michaels, Petco, Shoe Carnival, and Hibbett Sports, creating a dense, traffic-generating co-tenancy environment that drives consistent consumer visits to the area.

The property draws from the high-volume intersection of New Halls Ferry Road and North Lindbergh Boulevard (US Highway 67), which together generate over 80,000 vehicles per day. Direct highway connectivity is provided by the nearby I-270 interchange at New Halls Ferry Road — recently enhanced through MoDOT's \$278 million I-270 North reconstruction project — linking the trade area to I-70, I-170, and the greater St. Louis metro.

Florissant is the largest city in St. Louis County with a population of approximately 52,000 residents and a three-mile trade area population exceeding 92,000. Median household income for the city is approximately \$65,000, with the largest income bracket falling between \$75,000 and \$100,000. Adjacent apartment communities provide additional nearby rooftops, while major employers including Boeing, Express Scripts, and Lambert International Airport sustain a 95% employment rate across the trade area — reinforcing steady, recurring demand for neighborhood retail.



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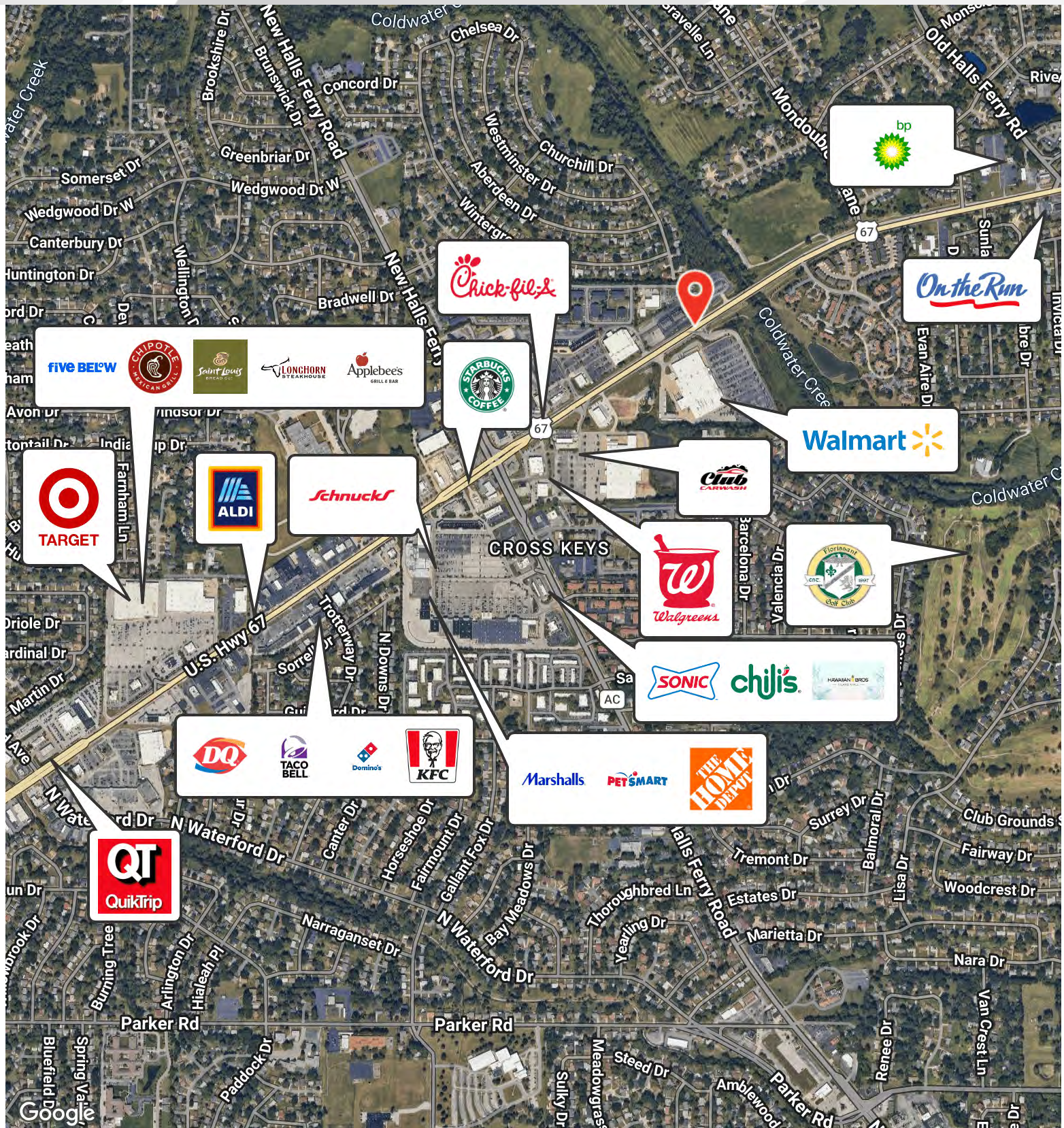
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ADDITIONAL PHOTOS

14150 SUNSWEPT PARK COURT



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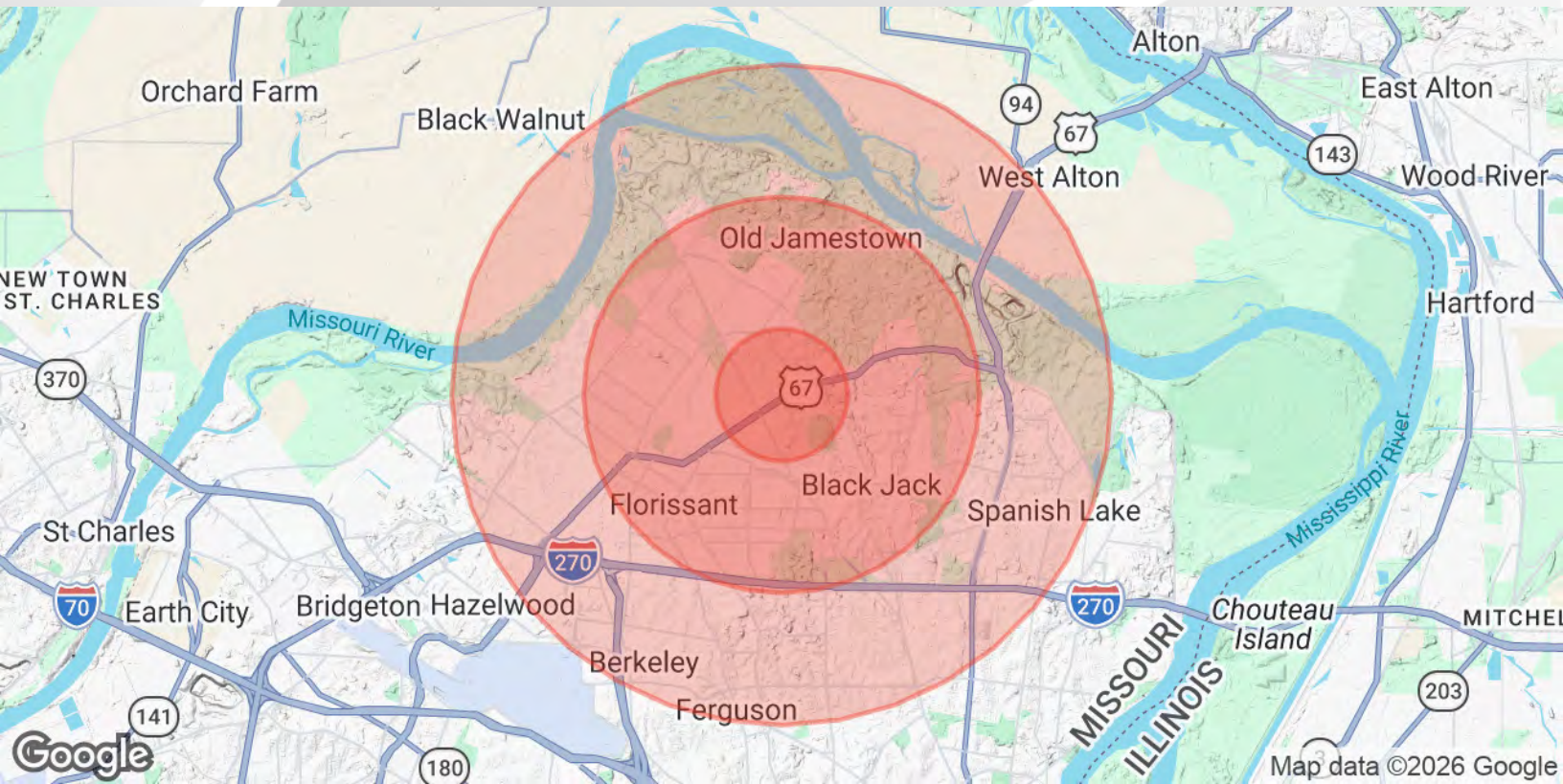
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	11,125	82,700	168,192
Average Age	38.0	38.4	38.3
Average Age (Male)	36.7	36.2	36.0
Average Age (Female)	39.1	39.5	39.8

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	4,129	32,032	66,515
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$86,022	\$87,535	\$79,686
Average House Value	\$172,885	\$176,573	\$160,383

2023 American Community Survey (ACS)



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