





Population 5,341 | 48,507 | 126,953



Daytime Population 3,351 | 44,814 | 102,417



Median Household Income \$120,750 | \$100,173 | \$111,706



RETAIL FOR SALE OR LEASE

2001 Smizer Station Road & 1 Valley Park Road
Valley Park, Missouri 63088
1,000 SF - 8,352 SF

Sale Price: \$2,300,000 | Lease Rate: \$20.00/SF, NNN

PROPERTY DETAILS

Prime location with exceptional visibility from both Highway 141 and I-44, ensuring maximum exposure for any redevelopment project

Ideal for commercial or mixed-use development, leveraging high traffic volumes attracting businesses and consumers

Excellent location in a rapidly expanding area with many new and planned developments

One acre of the property is well-suited for a construction yard, outdoor storage, etc.

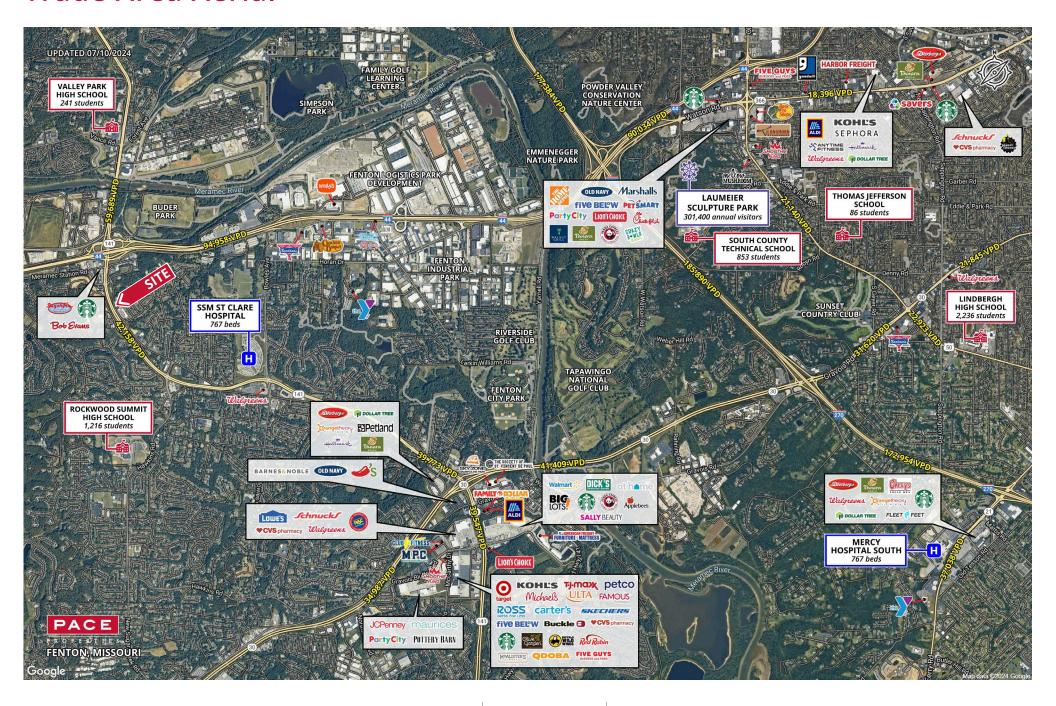
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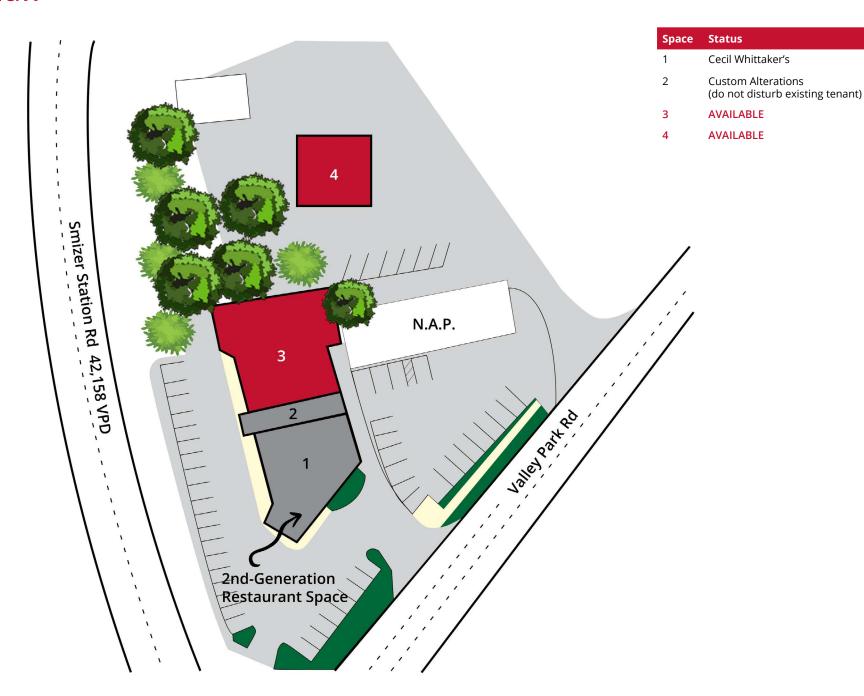
Trade Area Aerial



Zoomed Aerial



Site Plan



2,500

1,000

4,700

2,000