



## 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### 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.

### Connor Wiemann

314.785.7627

cday@paceproperties.com

### Carl Day, CCIM

314.785.7624

cday@paceproperties.com

### Patrick Willett

314.785.7631

pwillett@paceproperties.com

[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

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# Zoomed Aerial



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# Site Plan

