

# PAD SITES AVAILABLE FOR SALE & GROUND LEASE

16861 & 16835 CHESTERFIELD AIRPORT RD, CHESTERFIELD, MO

THE  
**DISTRICT**  
OF ST. LOUIS

**TOPGOLF**

96,446 VPD

64

CHASE

DIGITAL DOC  
CHESTERFIELD SMILES  
DENTISTRY

TESLA

2.65 AC

1.00 AC

3,520 SF BUILDING

16,699 VPD

CHESTERFIELD AIRPORT RD

TACO BELL

PANGLOSS  
HOUSE

Firestone

Bank of America

CRW  
FRESH FOOD FAST  
Qdoba  
MEXICAN GRILL  
sleep & number

ETHAN ALLEN

Annie  
gunn's

SUPERCUTS

ULTA  
BEAUTY

OLD NAVY

Kirkland's

EVERY SEASON STARTS AT  
DICK'S  
SPORTING GOODS

FIVE BELOW

TARGET

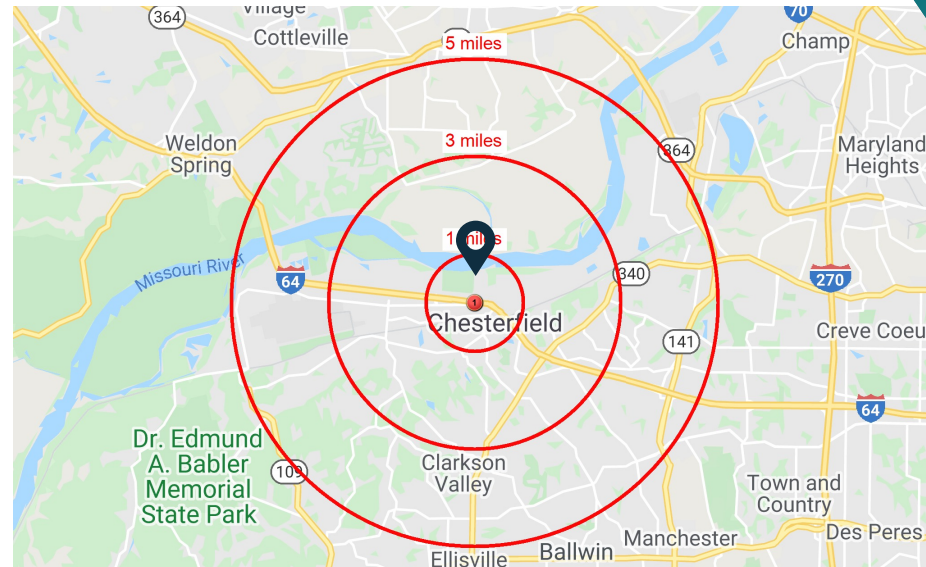
GOLF  
GALAXY

Walmart



## PROPERTY INFO

- ±3.65 AC site available for sale or ground lease - can be leased or purchased in its entirety, or subdivided to meet user needs
  - 2.65 AC of vacant land ready for development
  - 1.00 AC ± with existing 3,520 SF building — ideal for quick-service, retail, or medical use
- Positioned along Chesterfield's main retail corridor anchored by Chesterfield Commons, one of the Midwest's highest-performing power centers
- Surrounded by major national retailers including Target, Walmart, Lowe's, Home Depot, Sam's Club, and ALDI
- Exceptional visibility along I-64 and Chesterfield Airport Rd
- Located within a premier regional trade area with retail sales exceeding \$1.5B annually
- 2023 Real Estate Taxes: \$38,987



## MARKET INFORMATION

- Chesterfield is a super-regional trade area with retail sales exceeding \$1.58B annually
- Natural weekend population generators include the Chesterfield Baseball Diamonds, Soccer Fields & Hockey Complex with over 2.2M visitors each year
- Dense corporate office population in over 110 buildings with 7M sq. ft. of office space, adds more than 60,000 people to the daytime population
- Visitors enjoy 15 hotels with more than 1,500 rooms

### PLEASE CONTACT:

**NICK GARAVAGLIA**

+1 314 655 5827

nick.garavaglia@cbre.com



#### DAYTIME POPULATION

6,237 - 1 mile  
43,818 - 3 miles  
126,660 - 5 miles



#### AVG. HOUSEHOLD INCOME

\$172,880 - 1 mile  
\$160,813 - 3 miles  
\$152,098 - 5 miles



#### MEDIAN HOUSEHOLD INCOME

\$132,977 - 1 mile  
\$109,545 - 3 miles  
\$107,140 - 5 miles



#### POPULATION

2,522 - 1 mile  
24,169 - 3 miles  
101,985 - 5 miles

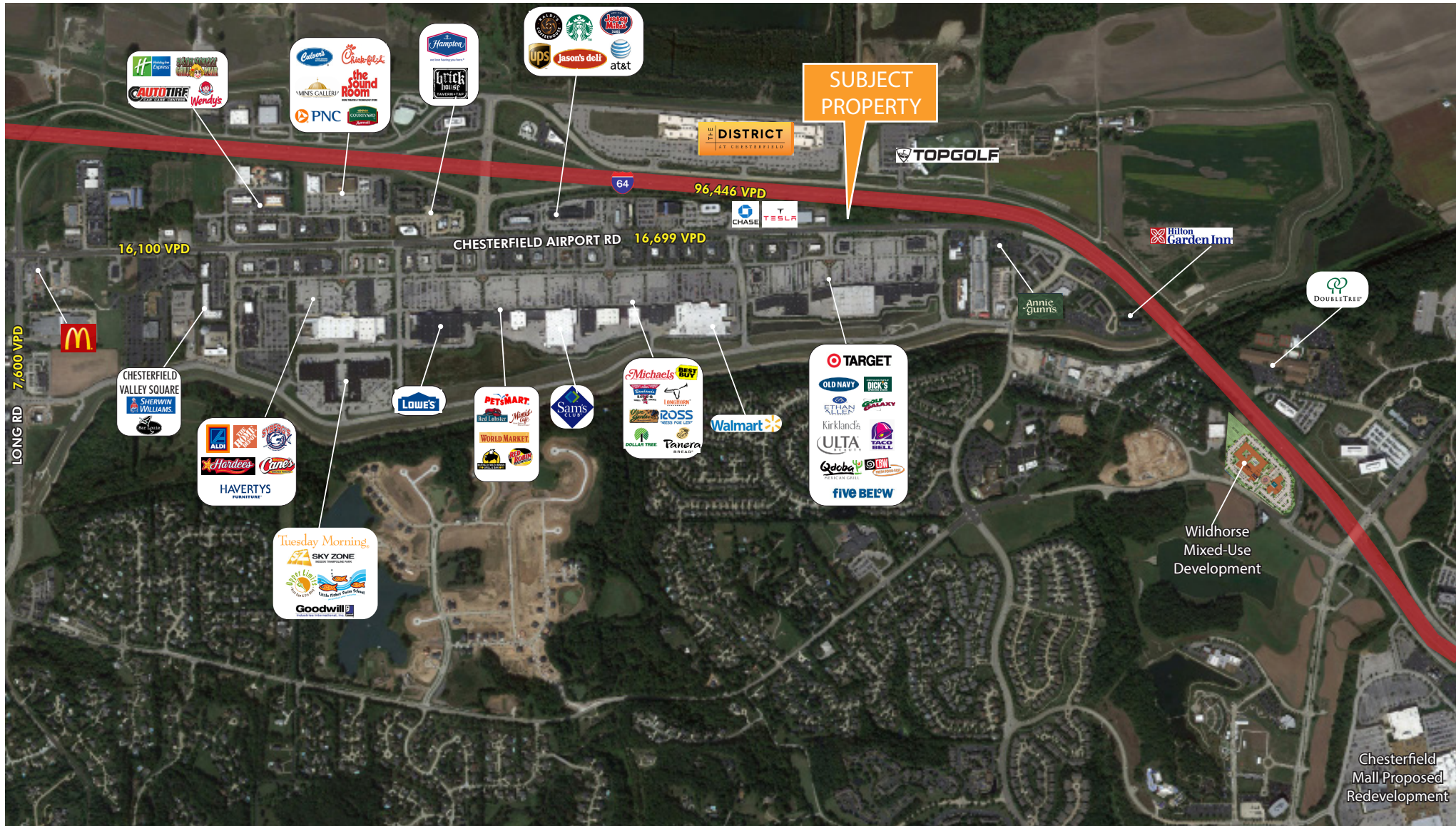


#### HOUSEHOLDS

888 - 1 mile  
9,733 - 3 miles  
38,315 - 5 miles



# TRADE AREA



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16835 CHESTERFIELD AIRPORT RD  
BUILDING SIZE: 3,520 SF  
LAND AREA: 1.00 AC (43,560 SF)



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16861 CHESTERFIELD AIRPORT RD  
2.65 AC OF VACANT LAND  
READY FOR DEVELOPMENT



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