

PAD SITES AVAILABLE FOR SALE & GROUND LEASE

16861 & 16835 CHESTERFIELD AIRPORT RD, CHESTERFIELD, MO



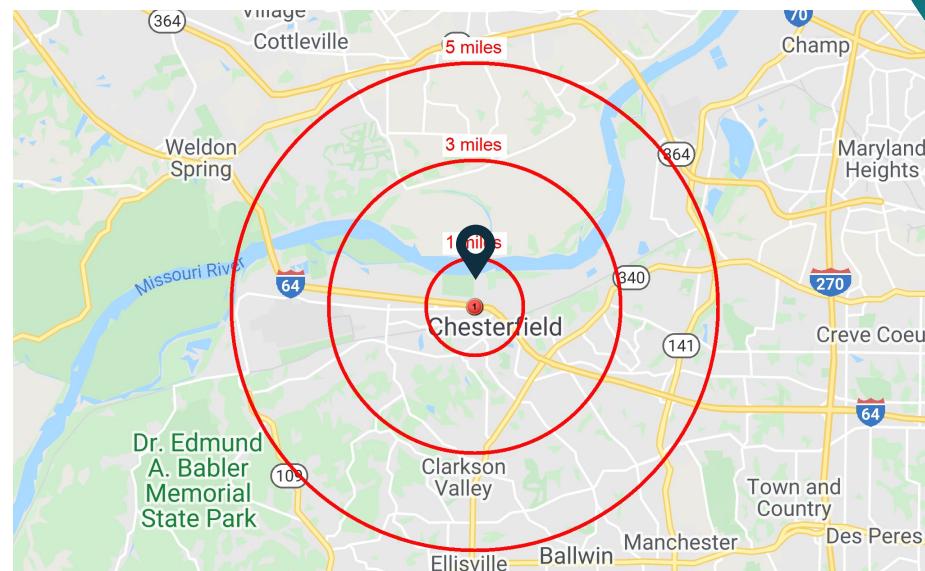
PROPERTY INFO

- ±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



PLEASE CONTACT:

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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



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



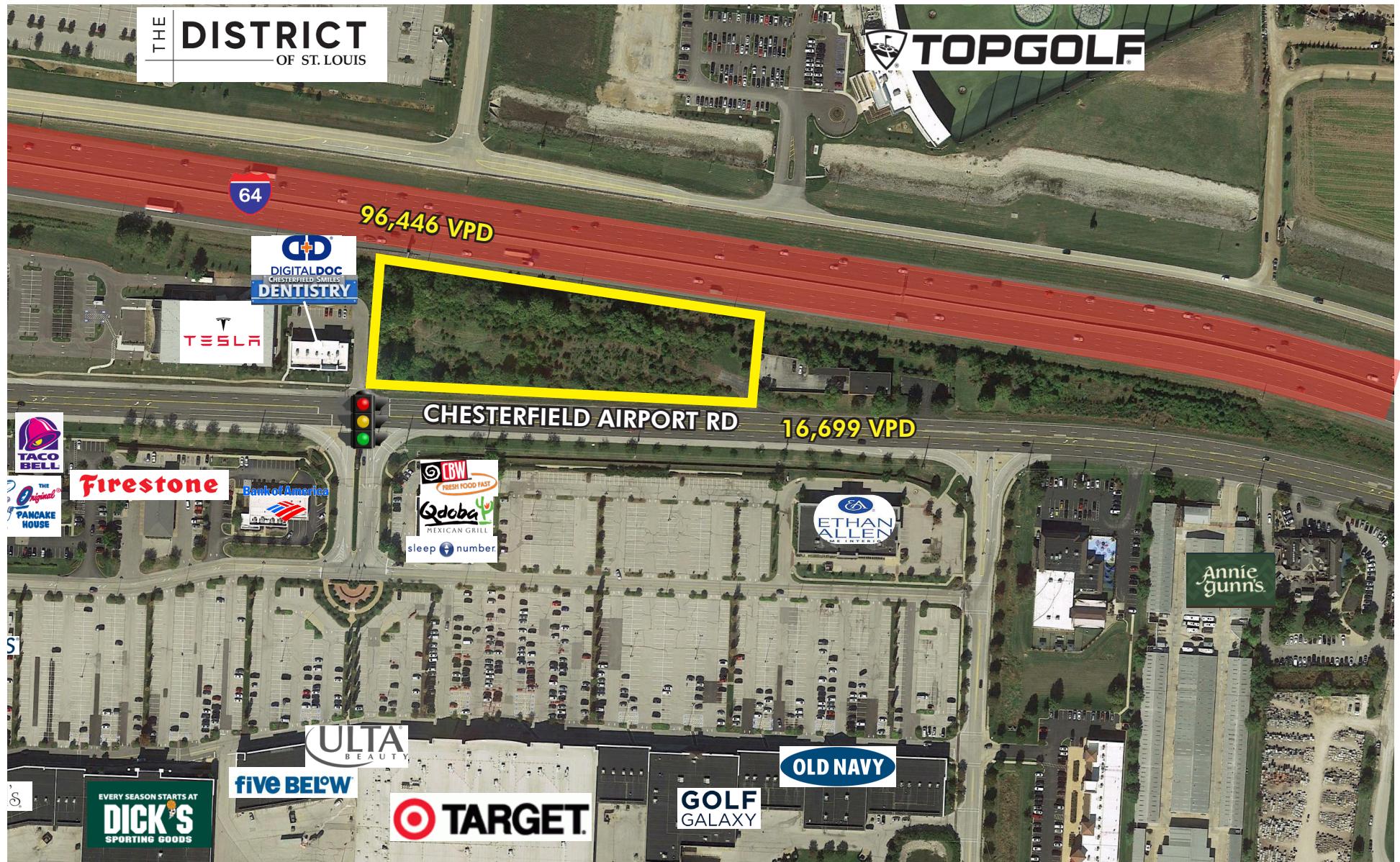
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16835 CHESTERFIELD AIRPORT RD
BUILDING SIZE: 3,520 SF
LAND AREA: 1.00 AC (43,560 SF)



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



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