



431 Arbor Spring Drive · Ballwin, MO 63021

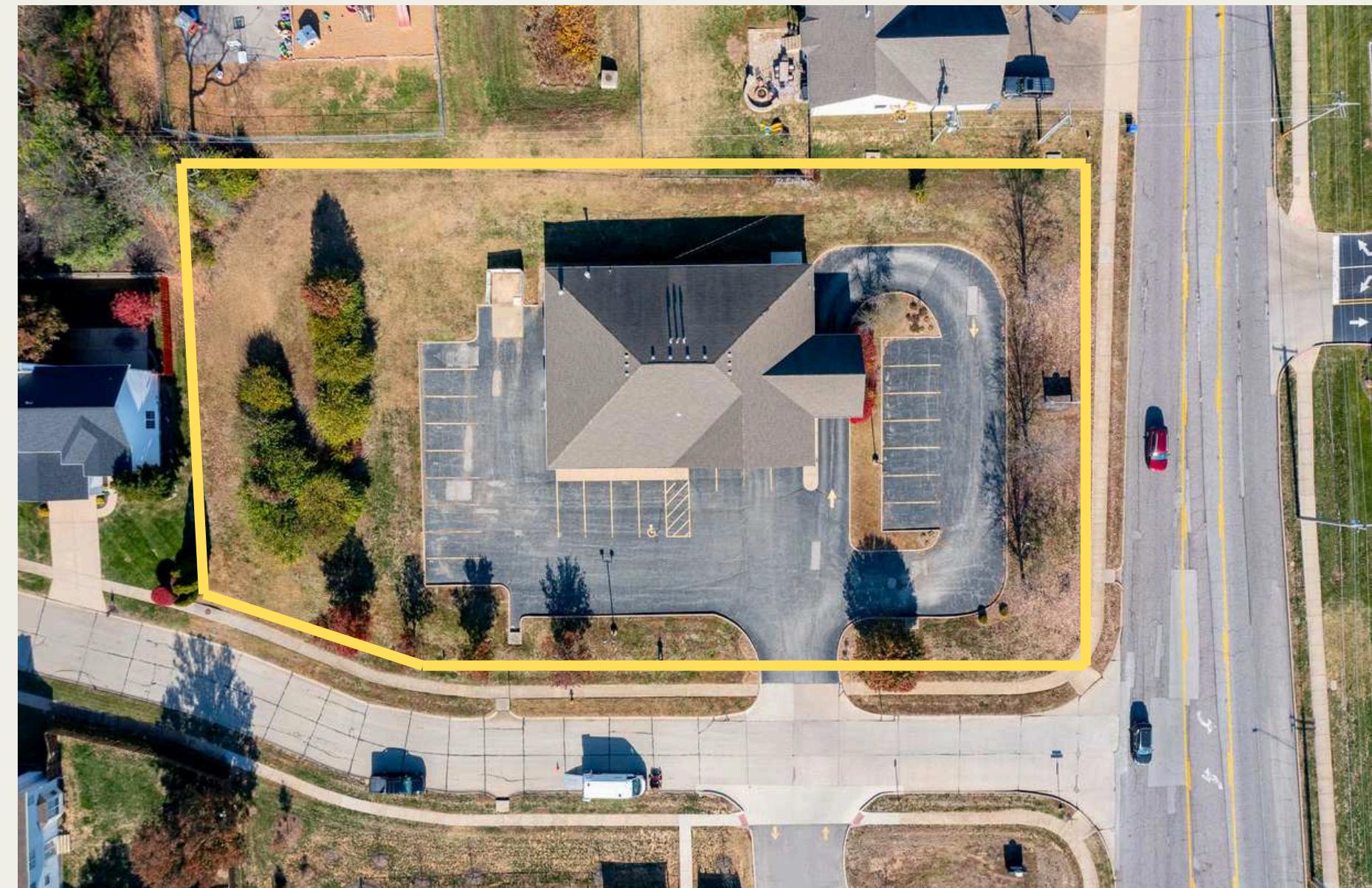
CONTACT BROKER





PROPERTY FEATURES

- Freestanding retail for sale or lease in Ballwin
- 4,500 SF building on 1.09 Acres.
- Strong neighborhood retail corridor surrounded by rooftops
- 11,000 VPD on Sulpher Spring Road
- Would make a fantastic location for restaurant, medical user, or any office user.
- 22 parking spaces
- Surrounding retailers include QT, Walgreens, Circle K, Sonic, Dobbs and Guidepost Montessori



Sonic, Dobbs and Guidepost Montessori



431 Arbor Spring Drive • Ballwin, MO 63021



STEPHEN F.
BAHN
COMMERCIAL REAL ESTATE SERVICES



431 Arbor Spring Drive • Ballwin, MO 63021



STEPHEN F.
BAHN
COMMERCIAL REAL ESTATE SERVICES



PROFILE: BALLWIN, MO



Location **Regional Connectivity & Convenience**

- Located approximately 20 miles west of downtown St. Louis, Ballwin offers excellent access to major arterials including Manchester Road, Highway 141, and I-64.
- The city benefits from proximity to major employment centers in West County—such as Chesterfield, Town & Country, and Creve Coeur—supporting strong commuter and retail traffic.

Demographics **Stable, Affluent, Family-Focused Population**

- Ballwin is known for its highly educated, high-income households, making it one of the most desirable suburbs in the St. Louis metro.
- The city's demographic strength supports robust demand for retail, dining, healthcare, and professional services.

Business Friendly **Reliable & Demand-Driven Environment**

- Ballwin's established neighborhoods and consistent household spending make it one of West County's most stable retail and service markets.
- Pro-business governance and continued investment in infrastructure, parks, and community amenities create a dependable environment for commercial tenants and property owners.

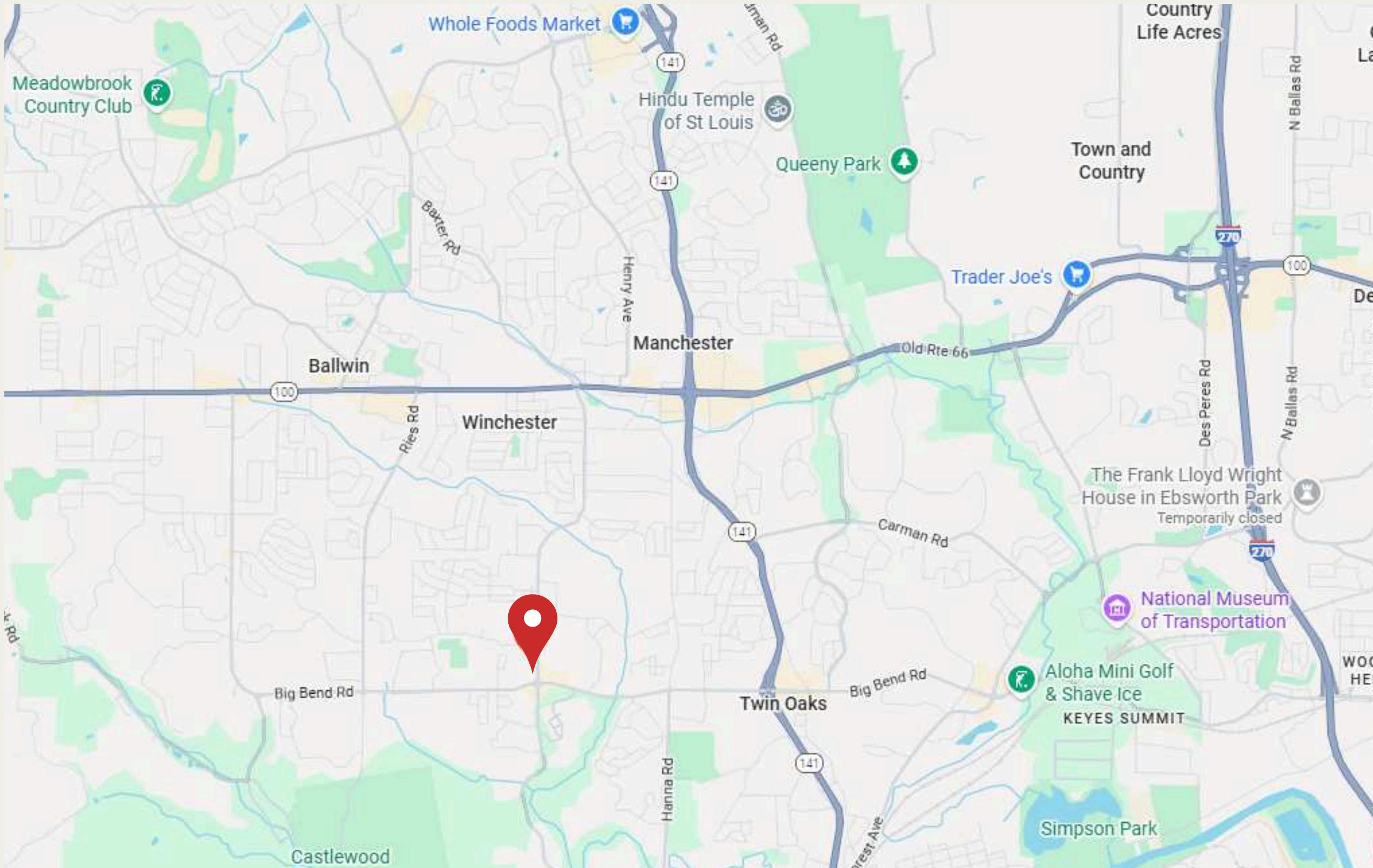
Community **Active, Amenity-Rich, & Lifestyle-Driven**

- Ballwin is recognized for its award-winning recreational amenities, including The Pointe at Ballwin Commons, North Pointe Aquatic Center, top-tier golf courses, and extensive park systems.
- The combination of high quality of life, strong public services, and accessible amenities continues to attract residents and visitors year-round.



431 Arbor Spring Drive · Ballwin, MO 63021

LOCATION



Nick Bahn
Partner

Office: 314.849.5858
Cell: 314.322.2020
Nick@bahnrealty.com