



175 MISTY MANOR ROAD

FENTON, MO 63026

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:



DANIEL FLAIZ

INVESTMENT SALES AND LEASING
BROKER

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**MCKELVEY
PROPERTIES**

17280 N Outer 40 Rd, Chesterfield, MO 63005

MAIN ENTRANCE TO GRAVOIS BLUFFS | 2.84 ACRES | SALE PRICE: \$1,250,000

AERIAL VIEW



Walmart
at home
The Home Decor Superstore



LOWE'S

Schnucks

TJ-maxx
ROSS
DRESS FOR LESS®
petco

Michaels
ULTA
BEAUTY



target

five BELOW

KOHL'S

SUBJECT
PROPERTY

jcpenny
PartyCity
SportClips
HAIRCUTS

POTTERY
BARN

EXECUTIVE SUMMARY

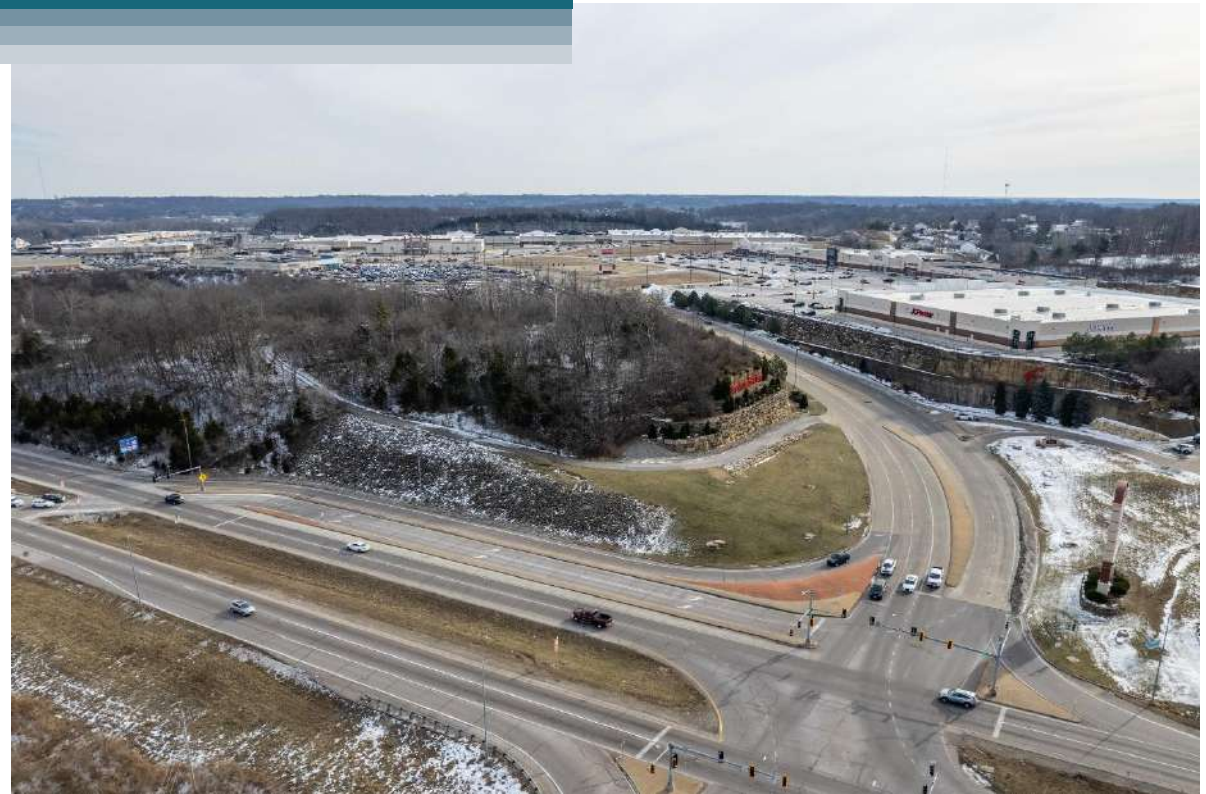
PROPERTY OVERVIEW

175 Misty Manor Road in Fenton, MO, offers a prime development opportunity in the Gravois Bluffs Shopping Center, with easy access to I-270 and high visibility. The property is ideal for retail, mixed-use, or office development, situated in a growing commercial area with rising demand for both commercial and residential space.

Zoned for various uses, it provides flexibility for developers looking to capitalize on the area's expansion. Its location and proximity to established retail make it a strong investment opportunity in a high-traffic area.

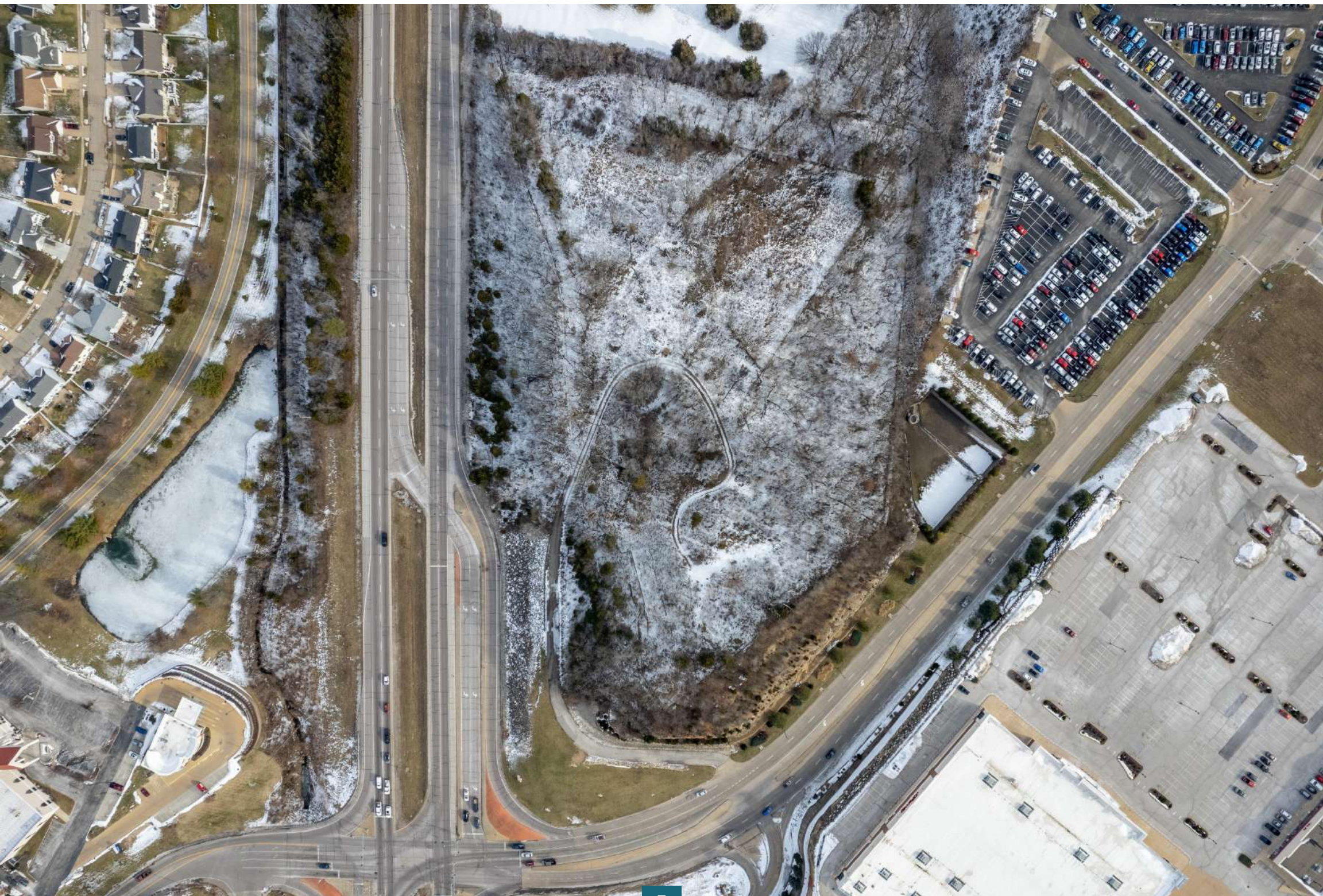
Zoning:

- Retail (Large, Medium, and Small)
- Gas Station and Convenience Store
- Banks and Credit Union
- Day Care Facility
- Restaurant and Bar
- Church*
- Hotel and Hospitality*
- Light Industrial*
- NUMEROUS OTHER USES PERMITTED (Contact Agent)



Sale Price:	\$1,250,000
Property Address:	175 Misty Manor Road
City, State, Zip Code:	Fenton, MO 63026
Property Type:	Development Opportunity
Lot Size:	2.84 Acres or 123,710 SQFT
Zoning:	"C-1" Commercial







LOCATION OVERVIEW

Fenton, Missouri, is a rapidly growing suburban city located just 20 minutes south of downtown St. Louis. Known for its strong retail presence, easy access to major highways, and residential growth, Fenton is an attractive location for both businesses and residents. With its proximity to I-270 and Highway 30, Fenton offers excellent connectivity to the St. Louis metropolitan area, making it a desirable destination for commuters and visitors alike.

Gravois Bluffs, a premier retail and commercial development within Fenton, serves as a key commercial hub. The Gravois Bluffs Shopping Center draws substantial foot traffic, offering a mix of national retailers, dining options, and services. The center's strategic location, adjacent to major highways and surrounded by a growing residential and commercial base, ensures it remains a focal point of activity in the region. As the surrounding area continues to develop, Gravois Bluffs is well-positioned to benefit from ongoing commercial and residential growth, enhancing the area's appeal for businesses, investors, and residents.



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	6,615	49,977	112,178
2024 Population	6,386	46,439	109,200
2029 Population Projection	6,375	46,673	108,863
Median Age	40.8	42.7	43.4
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	2,548	18,074	45,613
2024 Households	2,459	17,943	44,432
2029 Households Projection	2,461	18,069	44,278
Average Household Size	2.5	2.5	2.4
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$101,349	\$108,988	\$108,757
Median Household Income	\$82,024	\$85,382	\$84,128



109,200 \$108,757 \$84,128

2024 POPULATION
(5 Miles)

AVERAGE HH
INCOME
(5 Miles)

MEDIAN HH
INCOME
(5 Miles)

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