

1.27 MILLION SQFT
HAZELWOOD BUSINESS PARK



EXCLUSIVELY LISTED BY:

5546 SAINT LOUIS MILLS BLVD

HAZELWOOD, MO 63042

OFFERING MEMORANDUM



DANIEL FLAIZ

INVESTMENT SALES AND LEASING
BROKER
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DEVELOPMENT OR RESTAURANT | 1.87 ACRES | SALE PRICE: \$799,999 | LEASE RATE: \$14.00 NNN

AERIAL VIEW



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

The property at **5546 Saint Louis Mills Blvd, Hazelwood, Missouri**, offers an exceptional commercial opportunity, particularly for businesses seeking proximity to a thriving industrial hub. Located next to the 1.3-million-square-foot Hazelwood Business Park (formerly St. Louis Mills Mall), this property benefits from the significant redevelopment of the area, which has attracted over \$30 million in investments. This business park is a growing center for industrial, office, and retail operations, making the location highly attractive for businesses looking to integrate into a dynamic commercial environment.

With 5,515 square feet of space on a 1.87-acre lot, the property is well-suited for a variety of business uses, including light manufacturing, warehousing, or office space. The layout includes features such as two hoods and walk-in fridge and freezer units, which could cater to businesses in the food service or distribution sectors.

The property's location provides excellent visibility and accessibility, situated near a mix of residential and commercial properties, along with easy access to major transportation routes. Additionally, the site includes 61 parking spaces, ensuring convenience for employees and customers.



Sale Price:	\$799,999
Building SQFT:	5,515 SQFT
Lease Rate:	\$14.00 NNN
Property Address:	5466 St. Louis Mills Blvd
City, State, Zip Code:	Hazelwood, MO 63042
Property Type:	Existing Restaurant Building
Lot Size:	1.87 Acres or 81,457 SQFT







LOCATION OVERVIEW

Hazelwood Business Park is a newly redeveloped commercial space in Hazelwood, Missouri, occupying 82 acres. It was formerly the site of the St. Louis Mills Mall. The park now offers a diverse range of spaces, including light industrial, office, technology, and retail/restaurant areas.

The park's strategic location provides easy access to key highways like I-270 and Highway 370, making it an ideal spot for businesses requiring good transportation links. It's also just a short drive from St. Louis Lambert International Airport, making it accessible for companies involved in logistics and trade.

The development is designed to attract a mix of tenants, with plans for additional amenities such as an athletic complex. The surrounding area also includes other business parks, contributing to a well-connected commercial hub.

Overall, Hazelwood Business Park's location and infrastructure make it an attractive destination for businesses looking for space in the St. Louis region.



Image: ICP

DEMOGRAPHICS

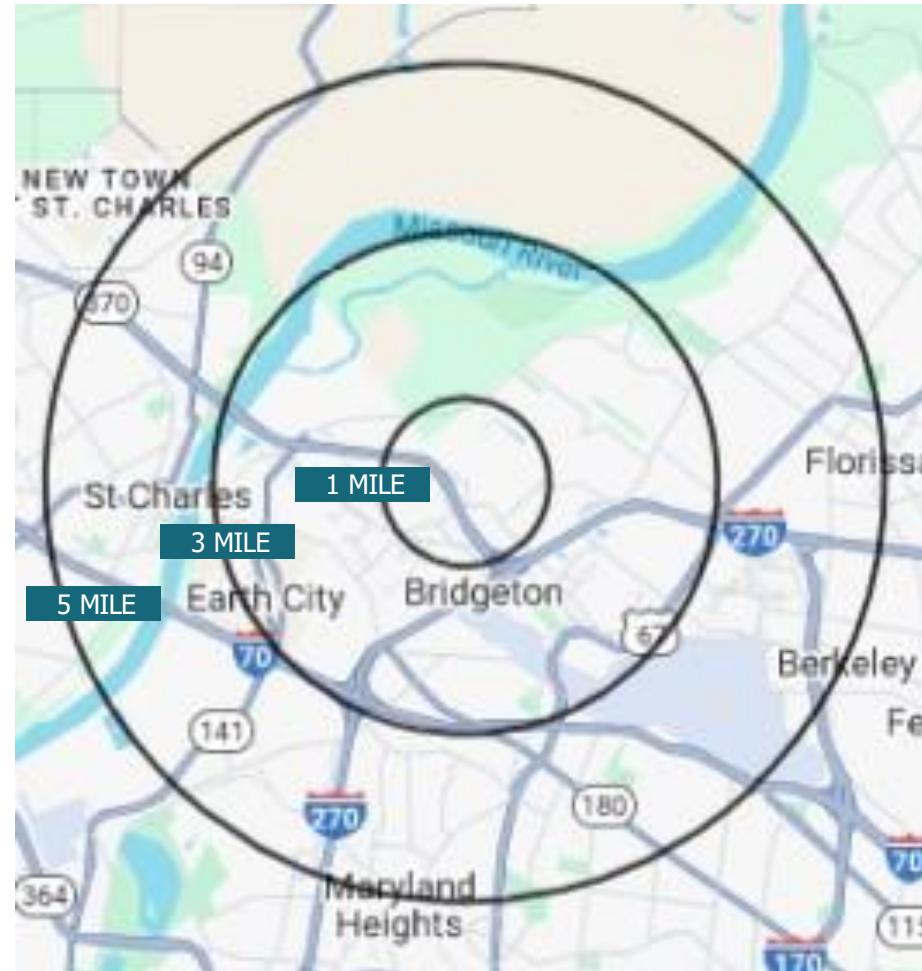
POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	1,719	20,338	118,365
2024 Population	1,624	19,746	117,237
2029 Population Projection	1,588	19,390	117,519
Median Age	41.1	40	38.7
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	778	8,777	49,670
2024 Households	739	8,517	49,187
2029 Households Projection	723	8,358	49,295
Average Household Size	2.2	2.2	2.3
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$59,171	\$77,884	\$78,388
Median Household Income	\$50,532	\$59,901	\$61,705

117,237 \$78,388 \$61,705

2024 POPULATION
(5 Miles)

AVERAGE HH
INCOME
(5 Miles)

MEDIAN HH
INCOME
(5 Miles)



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**MCKELVEY
PROPERTIES**

17280 N Outer 40 Rd, Chesterfield, MO 63005

