

1.27 MILLION SQFT  
HAZELWOOD BUSINESS PARK

*Cabela's*

SUBJECT  
PROPERTY

ADDITIONAL 500,000 SQFT +/-  
PLANNED INDUSTRIAL DEVELOPMENT

EXCLUSIVELY LISTED BY:

5546 SAINT LOUIS MILLS BLVD

HAZELWOOD, MO 63042

OFFERING MEMORANDUM



DANIEL FLAIZ

INVESTMENT SALES AND LEASING  
BROKER

17280 N Outer 40 Rd, Suite 201

Chesterfield, MO 63005

dflaiz@mckelveyproperties.com

Mobile: 314.267.8086

Office: 636.669.9111



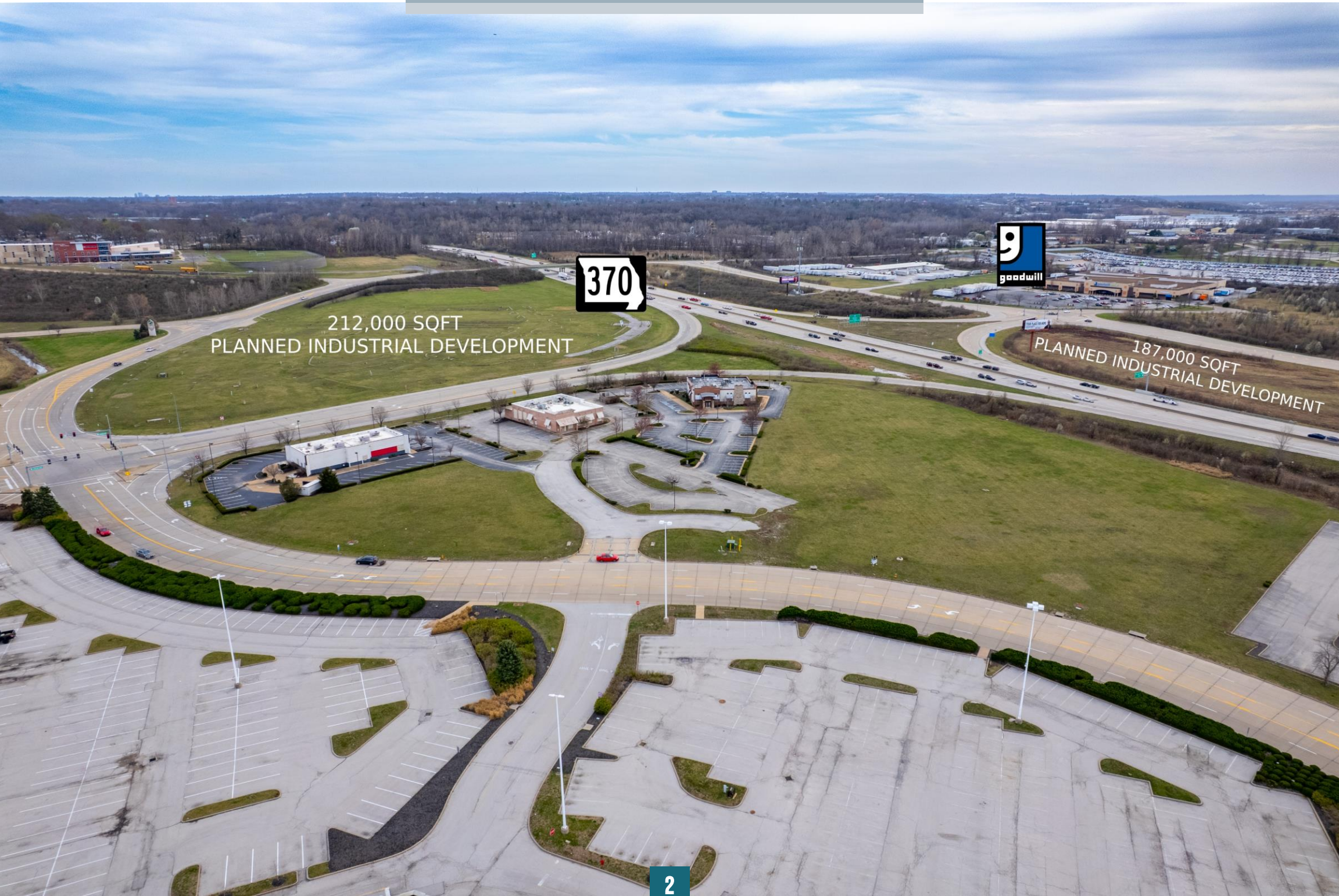
McKELVEY  
PROPERTIES

17280 N Outer 40 Rd, Chesterfield, MO 63005

DEVELOPMENT OR RESTAURANT | 1.87 ACRES | SALE PRICE: \$799,999 | LEASE RATE: \$14.00 NNN



# AERIAL VIEW



370



212,000 SQFT  
PLANNED INDUSTRIAL DEVELOPMENT

187,000 SQFT  
PLANNED INDUSTRIAL DEVELOPMENT



# 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.



|                               |                              |
|-------------------------------|------------------------------|
| <b>Sale Price:</b>            | \$799,999                    |
| <b>Building SQFT:</b>         | 5,515 SQFT                   |
| <b>Lease Rate:</b>            | \$14.00 NNN                  |
| <b>Property Address:</b>      | 5466 St. Louis Mills Blvd    |
| <b>City, State, Zip Code:</b> | Hazelwood, MO 63042          |
| <b>Property Type:</b>         | Existing Restaurant Building |
| <b>Lot Size:</b>              | 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.

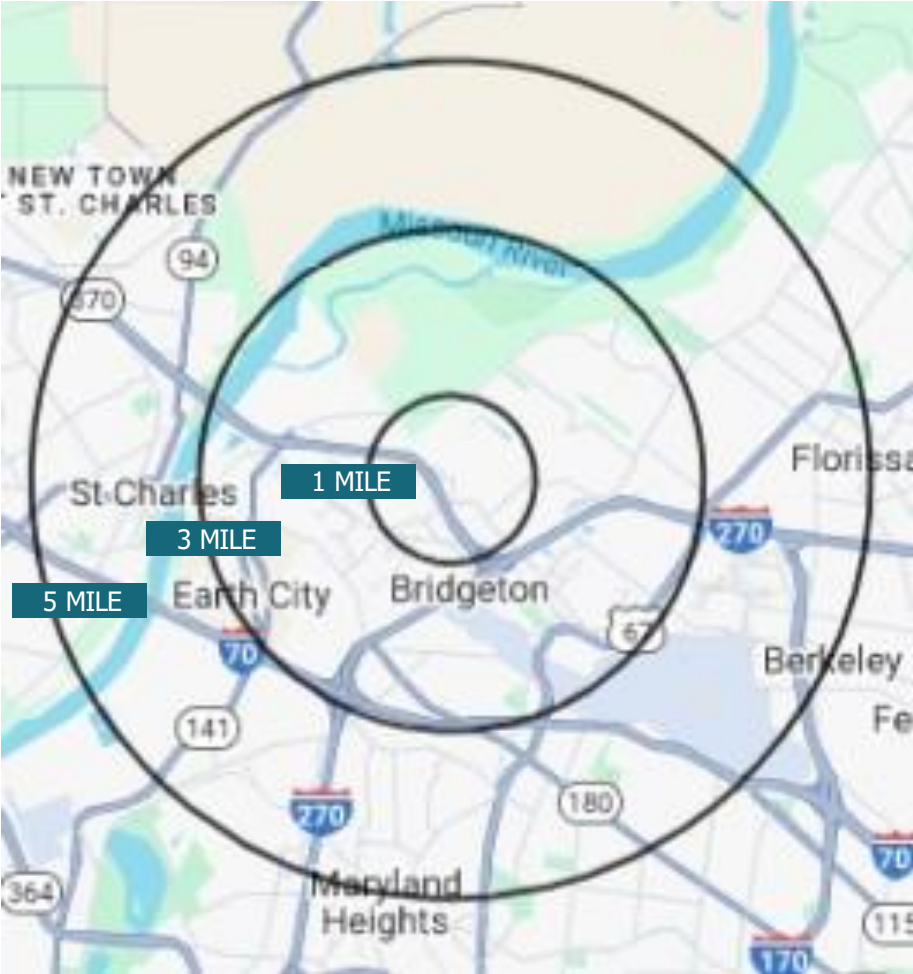
The development is designed to attract a mix of tenants, with plans for additional amenities such as an athletic complex. The surrounding area also includes other business parks, contributing to a well-connected commercial hub.

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



# 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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## HAZELWOOD, MO 63046

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