

**FOR SALE**

# 2.02 ACRES HIGH PROFILE SITE

17690

**EDISON AVE.**

Chesterfield, MO 63005



## PROPERTY INFO

- + Highly visible, high profile site
  - + Access to signalized intersection
  - + Ideal for bank, restaurant, retail strip center, and other high traffic retail users
  - + Zoned: Planned commercial
  - + Utilities available to site
  - + Strong demographics with average household income of \$208,000 within a 3 mile radius
  - + Level site with entrance, left turn lane, and deceleration lane
  - + Monarch Chesterfield Levee Trail parking lot with 38 shared parking spaces is part of the site.
- + SALE PRICE: \$1,671,000 (\$19 PSF)**



## CONTACT INFO

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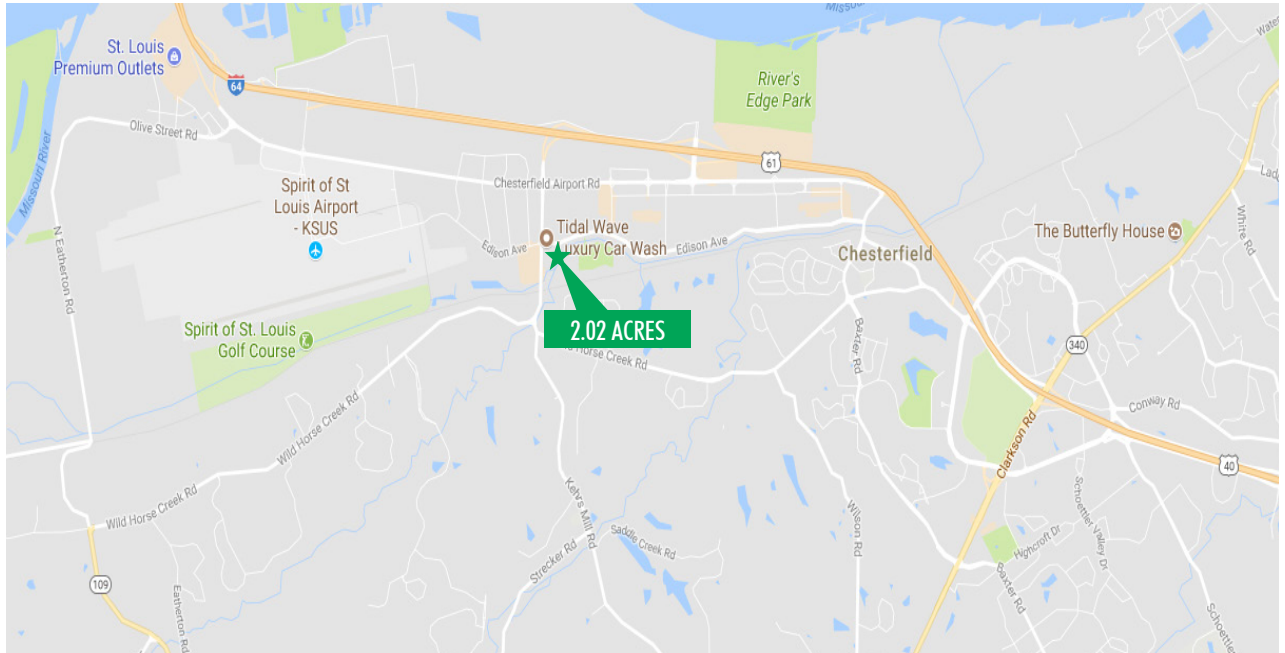
**CBRE**

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**STREET MAP**



**SITE DEMOGRAPHICS**

2019 Demographics	1 mile	3 miles	5 miles
2019 Daytime Population	7,384	33,240	88,352
2019 Average Household Income	\$245,856	\$209,089	\$162,424
2019 Average Home Value	\$640,752	\$639,732	\$423,636

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