

PAD READY LOTS

PROPERTY HIGHLIGHTS

- 23.1 Acres Total
- Flexible lot sizes and configurations
- Zoned Planned Industrial (PI)
- Mixed Use Development
- Utilities to the site
- Affluent area
- Easy access to interstates
- Frontage to I-40/64 and Chesterfield Airport Rd.
- Close proximity to Spirit of St. Louis Airport
- Up to 600' interstate frontage

Cushman & Wakefield
7700 Forsyth Blvd. Suite 120 St. Louis, MO 63105
T: +1 314 862 7100 / www.cushmanwakefield.com

Demographics

	1 Mile	2 Mile	3 Mile
Population	169	13,508	76,218
AVG. HH Income	\$303,672	\$223,524	\$154,818
Daytime Population	9,557	22,474	52,213

Traffic Counts

Chesterfield Airport Rd	17,938
I-64	89,390

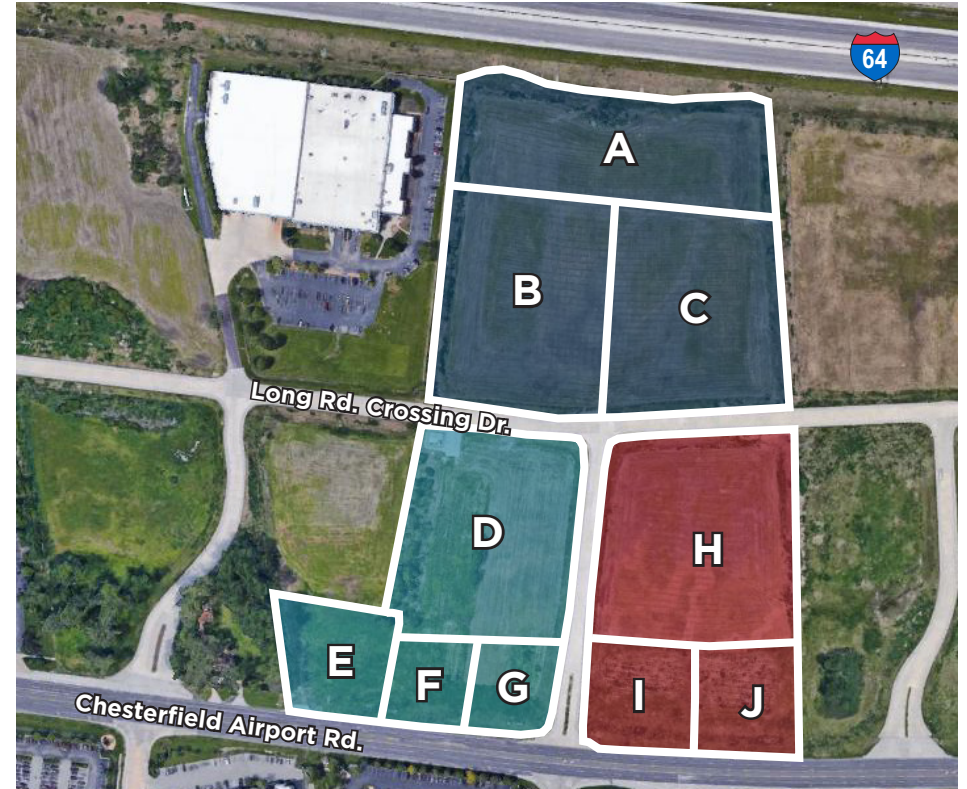
 Retail Outlots



AVAILABILITIES

LOTS	SIZE	RECOMMENDED ASKING PRICE/SF	TOTAL PRICE
A, B, & C	10.32 Acres Combined	\$9.50 PSF	\$4,270,622
A	3.49 Acres	\$12.50 PSF	\$1,900,305
B	3.39 Acres	\$9.50 PSF	\$1,402,850
C	3.44 Acres	\$9.50 PSF	\$1,423,540
D, E, F, & G	6.39 Acres Combined	\$11.00 PSF	\$3,061,832
D	3.18 Acres	\$9.50 PSF	\$1,315,948
E	1.55 Acres	\$12.50 PFS	\$843,975
F	0.82 Acres	\$12.50 PSF	\$446,490
G	0.84 Acres	\$13.50 PSF	\$493,970
H, I, & J	6.39 Acres Combined	\$11.00 PSF	\$3,061,832
H	4.09 Acres	\$9.50 PSF	\$1,692,523
I	1.13 Acres	\$14.50 PSF	\$713,730
J	1.17 Acres	\$12.50 PSF	\$637,065

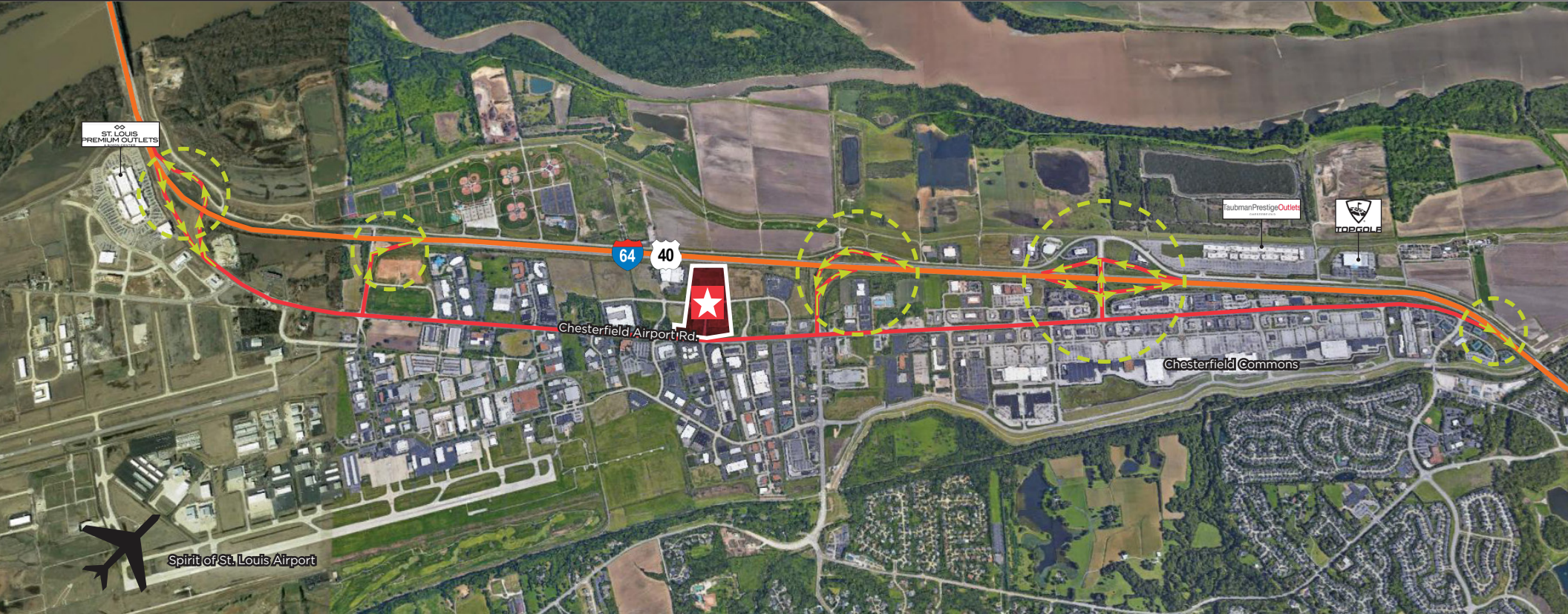
TOTAL 23.1 Acres



For more information, contact:

Keith Ziercher
Associate
+1 314 746 0384
keith.ziercher@cushwake.com

Bryan Ziercher
Director
+1 314 746 0347
bryan.ziercher@cushwake.com



MAJOR CHESTERFIELD CORPORATIONS



