



**PRIME 2.93 ACRE
DEVELOPMENT READY
SITE IN CHESTERFIELD**

SCAN HERE!



EDDIE CHERRY

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677 SPIRIT AIRPARK WEST DRIVE
CHESTERFIELD, MO 63005
2.93 ACRES | \$1,341,495 (\$10.50/S.F.)

PROPERTY INFORMATION



- 2.93 ACRE DEVELOPMENT OPPORTUNITY AT HARD-CORNER
- LOCATED IN BOOMING CHESTERFIELD SUBMARKET
- DIVISIBLE, PAD-READY, WITH ALL UTILITIES TO SITE
- 225' FRONTAGE ALONG OLIVE STREET ROAD
- PLANNED INDUSTRIAL DISTRICT ZONING PROVIDES FOR A VARIETY OF USES:
 - INDUSTRIAL, OFFICE, SERVICE, RETAIL, AND RESTAURANT
- EXCELLENT ACCESSIBILITY TO ST. LOUIS AND ST. CHARLES COUNTIES VIA I-64
- MAJOR NEARBY TRAFFIC GENERATORS INCLUDE ST. LOUIS PREMIUM OUTLETS, BLUE VALLEY DEVELOPMENT, MARYVILLE UNIVERSITY HOCKEY CENTER, CHESTERFIELD SPORTS COMPLEX, AND GATEWAY STUDIOS CAMPUS

DEMOGRAPHICS

**3
MILES**

**5
MILES**

**10
MILES**

POPULATION



6,963

49,632

401,284

HOUSEHOLDS



2,271

17,843

152,894

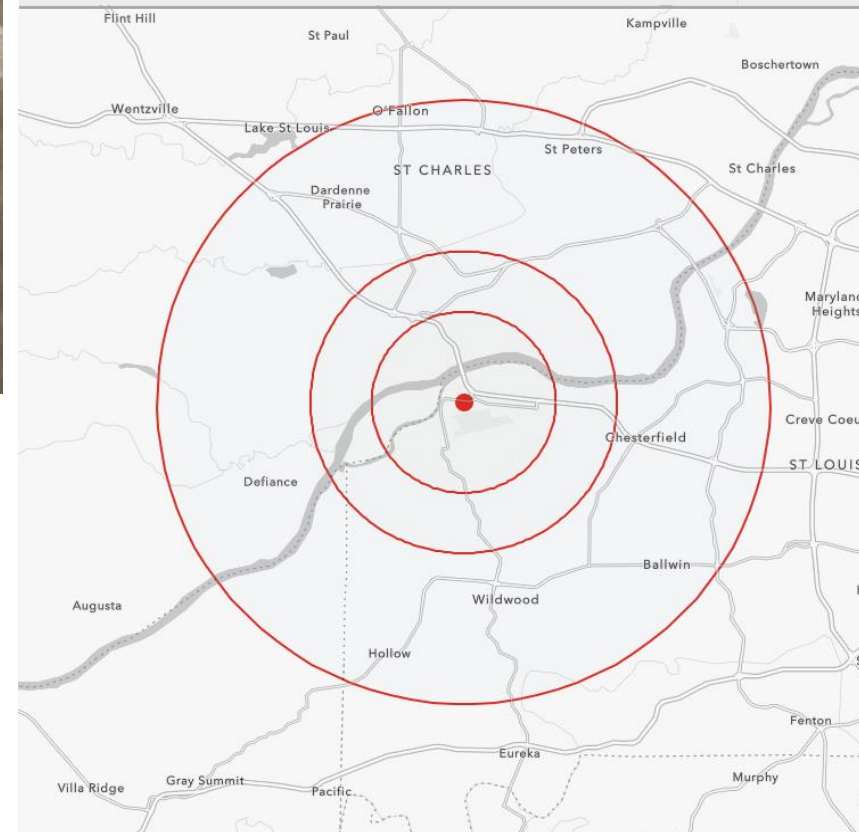
AVERAGE HH INCOME



\$281,384

\$194,419

\$146,579



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AERIAL



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