

2031 & 2047 SMIZER STATION RD

3.01 ACRES +/- ON SMIZER STATION RD IN VALLEY PARK, MO.



100,773 (2019)

Meramec Station Rd

4,692 (2019)

141

Malestic Dr

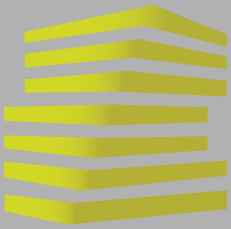
45,977 (2019)

Smizer Station Rd

SITE



LOCATION.
commercial real estate



2031 & 2047 SMIZER STATION RD

MARKET OVERVIEW

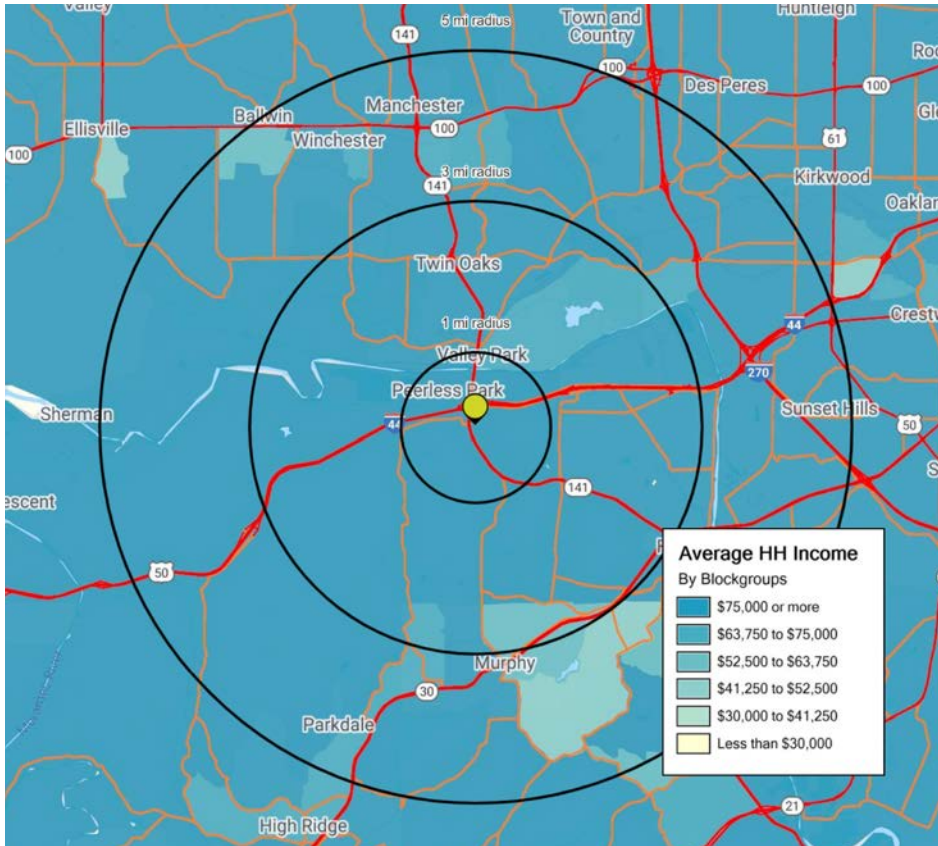
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The southwest area of St. Louis County, Missouri, is an outstanding area to live and work within the St. Louis MSA. It is the most homogenous area within St. Louis County and communities include Fenton and Valley Park. The business environment in the area is as progressive as it is diverse, and manufactures a wide variety of products and provides an equally varied amount of professional services.

Valley Park is a community located just north of the intersection of Interstate 44 and Highway 141. Valley Park is near a wide variety of attractions including The Museum of Transportation, which was founded in 1944 and was at one time an original mainline of the Pacific Railroad. With over seventy locomotives, the museum has the most complete collection of American rail power anywhere. The World Bird Sanctuary is located on 305 acres of hardwood forest adjacent to Lone Elk Park. Visitors can see famous or lesser-known birds of prey and other wild birds. Lone Elk Park also contains animals such as elk, deer, bison, and turkeys, which can be viewed on a drive through the park.

Fenton is a thriving business community with modern infrastructure and access to major highways. Fenton's residents enjoy convenient shopping, a great park system, highly-rated schools and close proximity to any major St. Louis Metropolitan location. Interstate 44 runs through Fenton, and the city is bordered by the Meramec River. The Fenton area is home to several corporations' headquarters, including Maritz (1,636), UniGroup (754), Wolff Shoe, Joyce Meyer Ministries (443) and Fabick CAT (500).

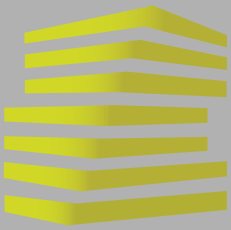


2020 DEMOGRAPHICS	POPULATION		<u>1 MILE</u> 5,534	<u>3 MILES</u> 50,856	<u>5 MILES</u> 129,095
	HOUSEHOLDS		<u>1 MILE</u> 2,124	<u>3 MILES</u> 21,042	<u>5 MILES</u> 53,139
	AVG HH INCOME		<u>1 MILE</u> \$129,306	<u>3 MILES</u> \$114,701	<u>5 MILES</u> \$115,834



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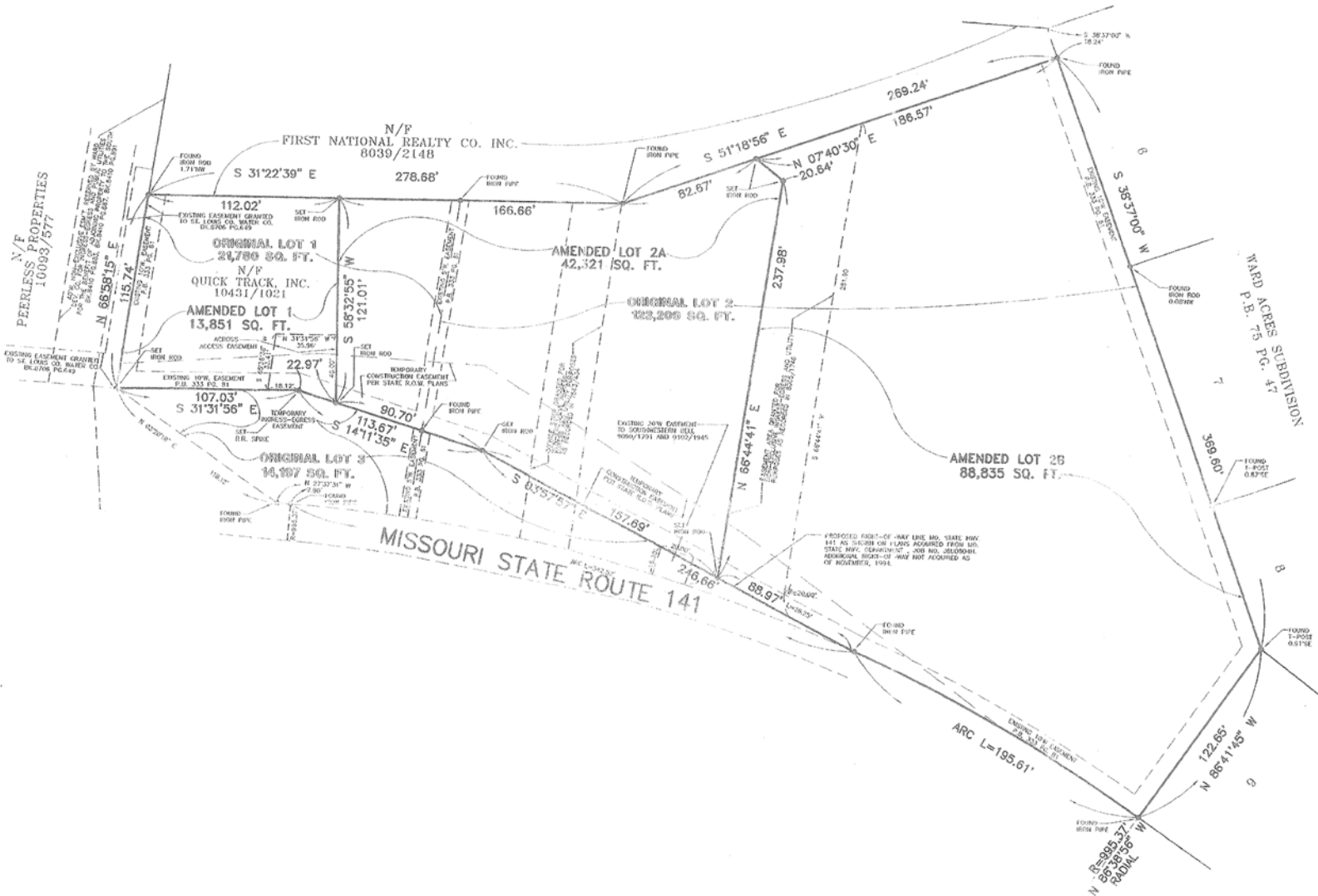


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SITE PLAN + DETAILS

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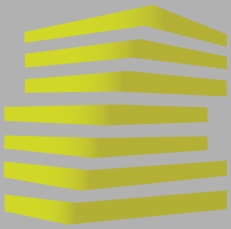


- 3.01 ACRES +/- LOCATED ON SMIZER STATION ROAD
- MORNING SIDE COMMUTE
- 45,977 VPD ON HWY 141
- 0.2 MILES FROM I-44 NORTH AND SOUTH BOUND ACCESS
- AVAILABLE FOR SALE, BUILD TO SUIT, OR GROUND LEASE
- CONTACT BROKER FOR PRICING



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2031 & 2047 SMIZER STATION RD MARKET AERIAL

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