

# SEC CHESTERFIELD AIRPORT RD & OLIVE STREET RD

18423 OLIVE STREET ROAD  
CHESTERFIELD, MO

LANDINGS AT SPIRIT GOLF CLUB

SPIRIT OF ST. LOUIS AIRPORT KSUS

CARSHIELD SPORTS COMPLEX

 SITE

PROPOSED GAS STATION



14,981 (2025)

TOWNEPLACE SUITES

Burlington

CAVENDER'S WESTERN OUTFITTERS

EchoPark AUTOMOTIVE

MARYVILLE UNIVERSITY HOCKEY CENTER (MUHC)

CHESTERFIELD AIRPORT RD 17,858 (2025)

GATEWAY Studios & Production Services 300K SF STUDIO DEVELOPMENT

91,037 (2025)

N OUTER 40 RD

**+/- 1.0 ACRES**  
FOR SALE, BTS, OR GROUND LEASE





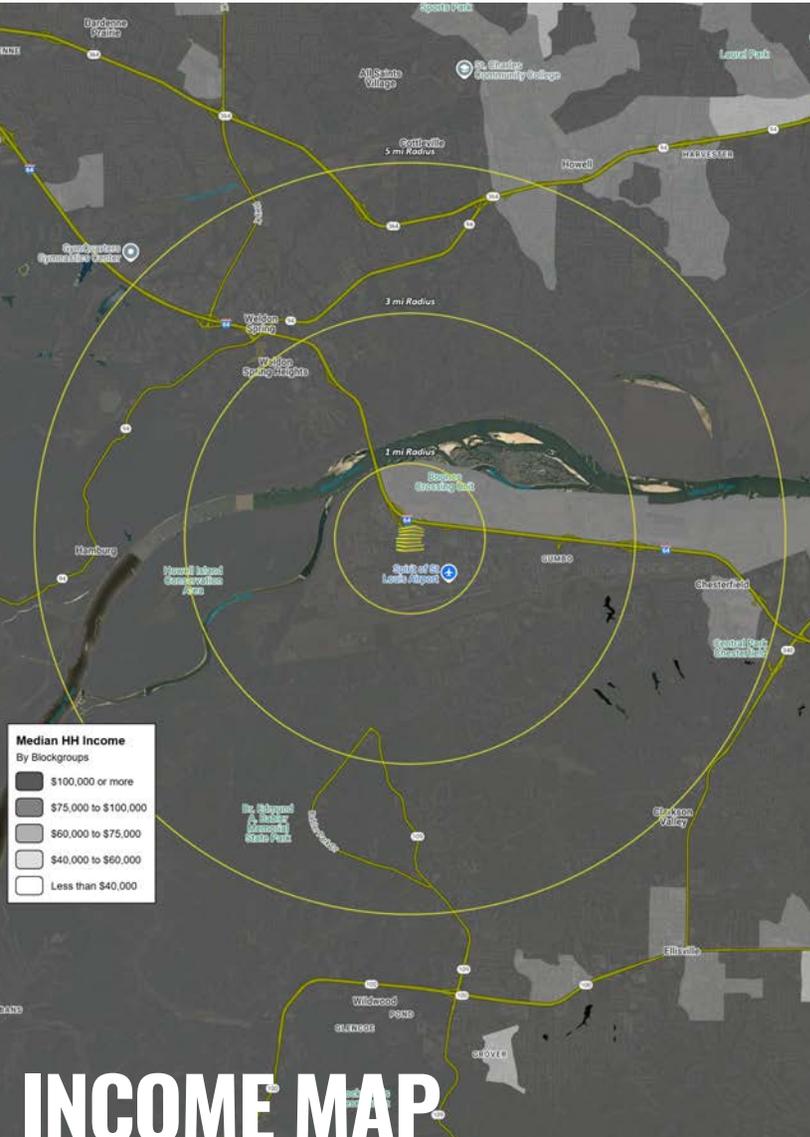
# 18423 OLIVE STREET RD

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## NEIGHBORHOOD VIBE

BEN WEIS  
314.818.1563 (DIRECT)  
314.629.6532 (MOBILE)  
Ben@LocationCRE.com

KEVIN SHAPIRO  
314.818.1550 x 106 (OFFICE)  
314.283.4691 (MOBILE)  
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### TRADE AREA OVERVIEW

TWENTY-FIVE MINUTES WEST OF DOWNTOWN ST. LOUIS, ALONG THE I-64/40 CORRIDOR, LIES CHESTERFIELD, MISSOURI. WITH A POPULATION OF 47,484, CHESTERFIELD IS THE MOST POPULOUS CITY IN WEST ST. LOUIS COUNTY AND THE 14TH MOST POPULOUS IN THE STATE OF MISSOURI, IS THE 2ND LARGEST CITY IN ST. LOUIS COUNTY, COMPRISING 32 SQUARE MILES. INCORPORATED IN 1988, CHESTERFIELD IS A THRIVING RESIDENTIAL AND BUSINESS COMMUNITY WITH TWO TOP-RATED SCHOOL DISTRICTS, A TOP 50 RATED HOSPITAL, UNLIMITED SHOPPING AND DINING DESTINATIONS ALONG WITH HISTORIC AND CULTURAL ATTRACTIONS.

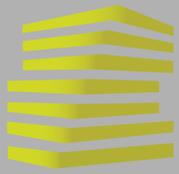
CHESTERFIELD IS HOME TO MORE THAN 2,000 BUSINESSES WITH OVER 36,000 EMPLOYEES WORKING IN THE COMMUNITY. REINSURANCE GROUP OF AMERICA, DIERBERGS, KELLWOOD AND BROADSTRIPE ARE ALL HEADQUARTERED HERE. THE TOP EMPLOYERS IN CHESTERFIELD INCLUDE ST. LUKE'S HOSPITAL, DELMAR GARDENS ENTERPRISES, MONSANTO, REINSURANCE GROUP OF AMERICA AND DIERBERGS. AROUND THE ST. LOUIS REGION, CHESTERFIELD IS KNOWN AS A SHOPPING AND DINING DESTINATION WITH OVER 150 RESTAURANTS AND HUNDREDS OF RETAIL SHOPS.

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION</b>	52	8,105	57,052
<b>HOUSEHOLDS</b>	17	2,681	21,261
<b>EMPLOYEES</b>	5,628	17,151	113,853
<b>MED HH INCOME</b>	\$317,791	\$240,657	\$160,734

### AREA RETAIL | RESTAURANTS



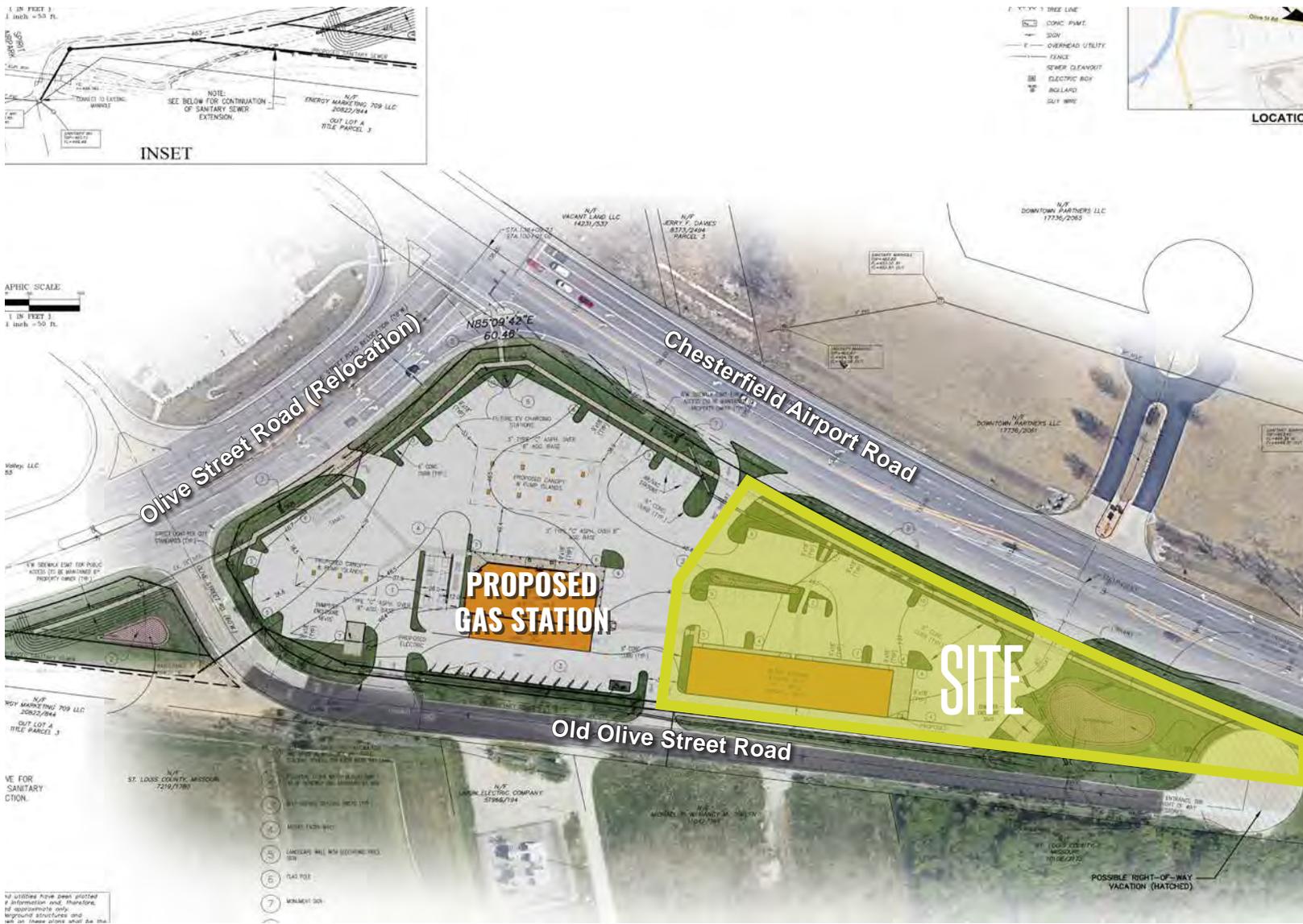


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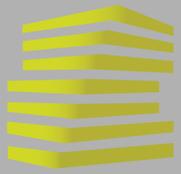
## SITE PLAN & DETAILS

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- +/- 1 ACRE AVAILABLE FOR GROUND LEASE, BTS OR SALE
- INCENTIVES INCLUDE:
  - 15 TAX ABATEMENT
  - NO TRAFFIC GENERATION ASSESSMENT FEES
- SITS ON CORNER OF SIGNALIZED INTERSECTION WITH OVER 32,000 VPD
- CONTACT BROKER FOR DETAILS



# 18423 OLIVE STREET RD

## ZOOM AERIAL

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- Reebok
- COACH
- kate spade
- FAMOUS footwear
- BROOKS BROTHERS
- MICHAEL KORS
- GAP
- adidas
- POLO RALPH LAUREN
- NIKE

Burlington Foot Locker

TOWNEPLACE SUITES BY MARRIOTT

EchoPark AUTOMOTIVE

CAVENDER'S WESTERN OUTLET

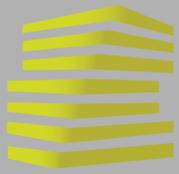
MARVILLE HOCKEY CENTER (MHC)

Comfort INN

GATEWAY STUDIOS & PRODUCTION SERVICES 300K SF STUDIO DEVELOPMENT

**SITE**

SPIRIT OF ST. LOUIS AIRPORT KSUS



# 18423 OLIVE STREET RD MARKET AERIAL

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