

DREW STATION

1684 CLARKSON RD

CHESTERFIELD, MO



LOCATION.
commercial real estate





DREW STATION SHOPPING CENTER

NEIGHBORHOOD VIBE

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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 miles | 5 miles |
|----------------------|------------------|------------------|------------------|
| POPULATION | 8,815 | 52,638 | 124,904 |
| HOUSEHOLDS | 3,908 | 21,127 | 48,621 |
| EMPLOYEES | 8,211 | 37,781 | 83,298 |
| MED HH INCOME | \$133,447 | \$150,100 | \$142,692 |

AREA RETAIL | RESTAURANTS

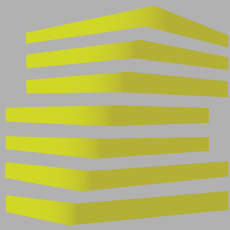


INCOME MAP



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ZOOM AERIAL

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DREW STATION SHOPPING CENTER

MARKET AERIAL

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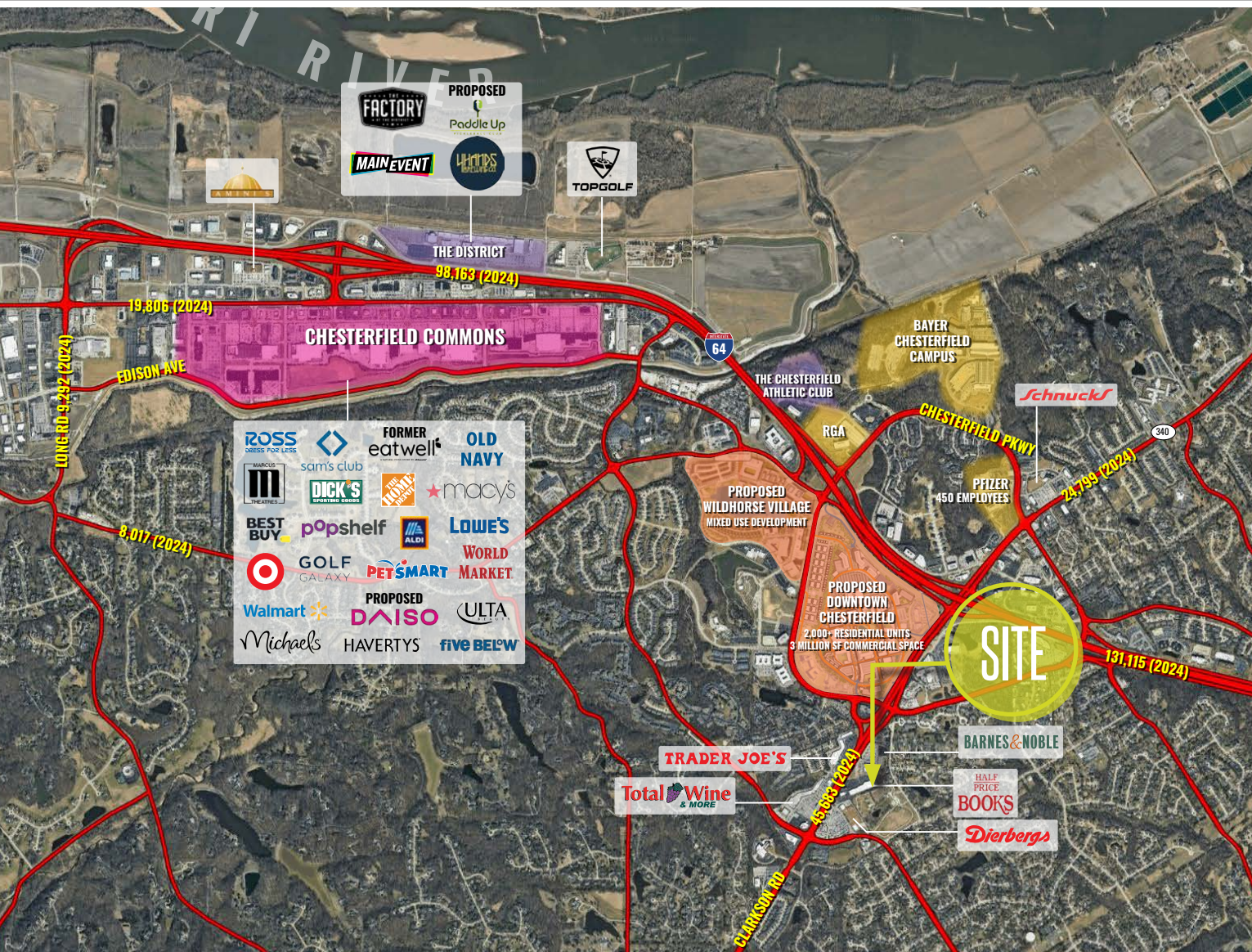
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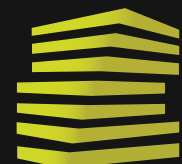
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- LAST REMAINING SPACE AT DREW STATION IN THE HEART OF CHESTERFIELD, MO
- SUITE 1666, BOASTING 3,674 SF OF VERSATILE SPACE
- IMMACULATE BUILDOUT TAILORED FOR A FORMER FINANCIAL PLANNING TENANT, PROVIDING AN EXCEPTIONAL ENVIRONMENT SUITABLE FOR RETAIL, OFFICE, ADVISORY, OR EDUCATIONAL PURPOSES.
- STRATEGICALLY LOCATED ON BUSTLING CLARKSON ROAD WITH OUTSTANDING VISIBILITY TO NEARLY 44,000 VEHICLES DAILY.
- CONVENIENT FOUR-WAY TRAFFIC SIGNAL, GUARANTEEING EASE OF ACCESS
- POSITIONED AMIDST AN ARRAY OF DISTINGUISHED NATIONAL AND REGIONAL RETAIL ESTABLISHMENTS. YOUR NEIGHBORS INCLUDE DIERBERGS, TRADER JOE'S, TOTAL WINE & MORE, BARNES & NOBLE, PETCO, ST. LOUIS BREAD CO., AND STARBUCKS
- CALL BROKER FOR PRICING



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