

DREW STATION

1684 CLARKSON RD

CHESTERFIELD, MO



E BUY
OVIES

1666

166

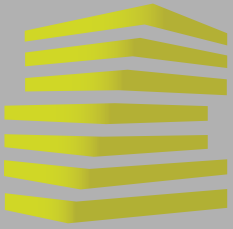
Orange Julius

CHIPOTLE
MEXICAN GRUBB



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DREW STATION SHOPPING CENTER

NEIGHBORHOOD VIBE

BILL SIEMS

TONY MOON

314.818.1566 (OFFICE)

314.818.1567 (OFFICE)

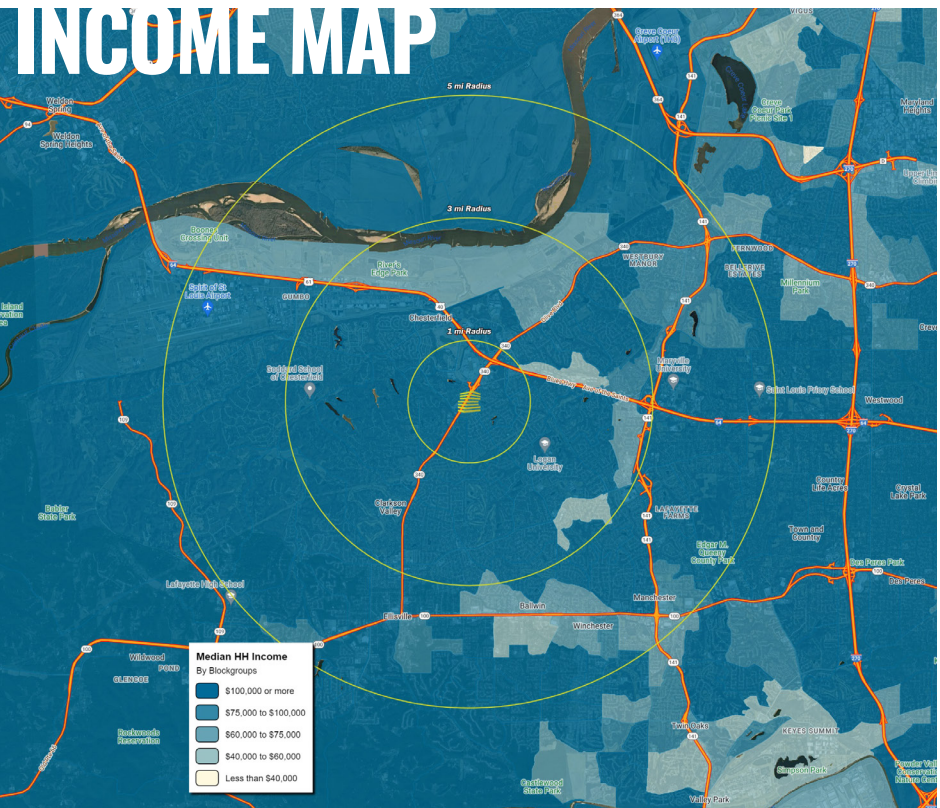
314.363.8327 (MOBILE)

314.560.0781 (MOBILE)

Bill@LocationCRE.com

Tony@LocationCRE.com

INCOME MAP



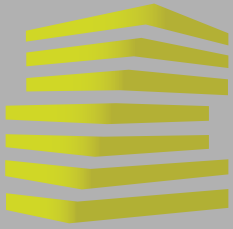
Twenty-five minutes west of downtown St. Louis, along the I-64/40 corridor, lies Chesterfield, Missouri. With a population of 47,484, Chesterfield is the most populous city in West St. Louis County and the 14th most populous in the state of Missouri, is the 2nd largest city in St. Louis County, comprising 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.

ANNUAL DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	MED HH INCOME
1 MILE	8,815	3,908	\$133,447
3 MILES	52,638	21,127	\$150,100
5 MILES	124,904	48,621	\$142,692





DREW STATION SHOPPING CENTER

ZOOM AERIAL

BILL SIEMS

TONY MOON

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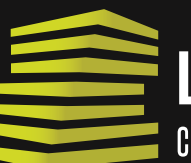
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Clarkson Rd 41,980 (2022)

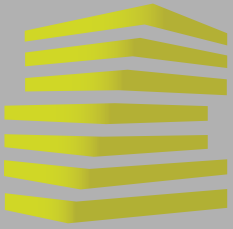


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DREW STATION SHOPPING CENTER

MARKET AERIAL

BILL SIEMS

TONY MOON

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314.363.8327 (MOBILE)

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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 42,000 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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