

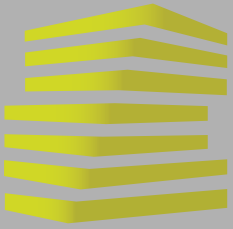
TOPGOLF OUTPARCEL

16839 N. OUTER 40 RD

CHESTERFIELD, MO



LOCATION.
commercial real estate



16839 N. OUTER 40 RD

NEIGHBORHOOD VIBE

BILL SIEMS

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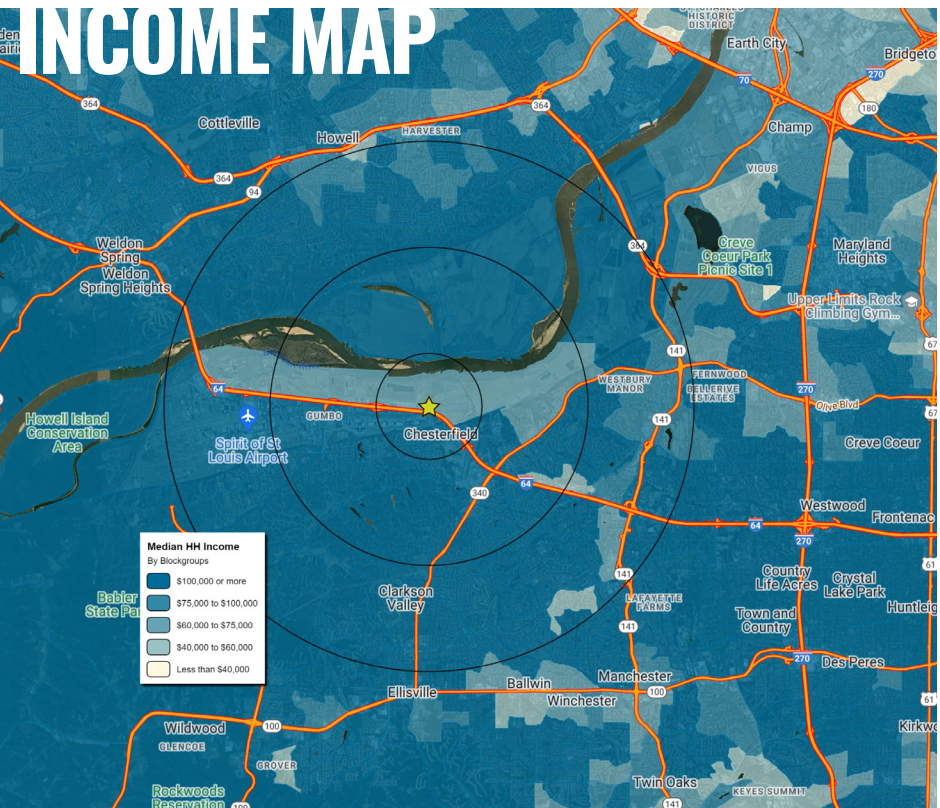
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INCOME MAP



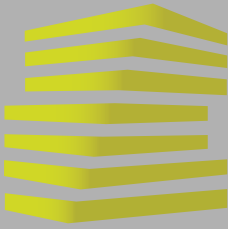
Twenty-five minutes west of downtown St. Louis, along the I-64/40 corridor, lies Chesterfield, Missouri. With a population of 47,484, Chesterfield is the most populous city in West St. Louis County and the 14th most populous in the state of Missouri, is the 2nd largest city in St. Louis County, comprising 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	3 MILES	5 MILES
				1,947	26,783	102,265
				687	10,844	39,508
				\$56,411	\$152,553	\$145,186





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SITE PLAN

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- **OUTPARCEL AVAILABLE IN FRONT OF ST. LOUIS' ONLY TOPGOLF LOCATION**
- **GROUND LEASE, BUILD TO SUIT, OR PURCHASE OPPORTUNITY**
- **ENTERTAINMENT DESTINATION: THE DISTRICT AT CHESTERFIELD, THE FACTORY, TOP GOLF, AND MAIN EVENT**
- **EXCELLENT VISIBILITY TO I-64 WITH EXPOSURE TO OVER 96,000 VPD**
- **PROMINENT NATIONAL RETAIL IN SURROUNDING AREA INCLUDING TARGET, WALMART, PETSMART, DICK'S, LOWE'S, ROSS, OLD NAVY AND MORE**
- **CALL BROKER FOR PRICING**



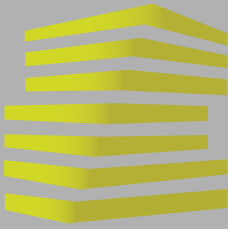
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MARKET AERIAL

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ST. LOUIS PREMIUM OUTLETS
SIMON PROPERTY GROUP
391,000 SF GLA

Reebok H&M GAP
COACH NIKE adidas
Brooks Brothers POLO
kate spade MICHAEL KORS

Chesterfield Valley Athletic Complex
176 Acres

Maryville University Hockey Center (MUHC)

Curlington
CAVENDERS

Spirit of St. Louis Airport
KSUS

Landings at Spirit
Golf Club

Chesterfield Airport Rd 18,737 (2022)

Long Rd 15,281 (2022)

5,644 (2022)

Wilchors Creek Rd

MISSOURI RIVER

THE DISTRICT AT CHESTERFIELD
MAIN EVENT
FACTORY
LUMINOUS

TOPGOLF

SITE

Chesterfield Commons
11,313 (2022)

103,162 (2022)

ROSS
eatwell WORLD MARKET
sams club PETSMART OLD NAVY
DICK'S PROPOSED popshelf
BEST BUY LOWE'S Michaels
Target GOLF Market by macy's ULTA
Walmart FIVE BELOW HAVERTYS

CHESTERFIELD MALL REDEVELOPMENT
Vintage Stock

The Chesterfield Athletic Club

BAYER CHESTERFIELD CAMPUS

Schnucks

Chesterfield Blvd

PRIZER
450 Employees

24,877 (2022)

TRADER JOE'S

Total Wine & More
FORMER petco

BARNES & NOBLE

HALF PRICE BOOKS

Dierbergs

7,630 (2022)

Clarkson Rd



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