



LOCATION.
commercial real estate

NEW
MULTI-FAMILY
DEVELOPMENT

Dorsett Rd. 19,596 (2023)

SITE

Dorsett Rd.

26,494 (2023)

131,730 (2023)



McKelvey Rd. 13,016 (2023)

ACE



DOBBS



PROPOSED
Chuck & Don

MOD

Ardi's

Commerce Bank

SMOOTHIE KING

Schnucks

DOLLAR TREE

ORLANDOS

Zip Clinic Urgent Care

IMO'S PIZZA

AMERICAN CLEANERS

Walgreens

Denny's

FIREHOUSE SUBS

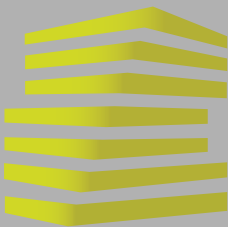
NEW
MULTI-FAMILY
DEVELOPMENT
COMING SOON

DORSETT SQUARE

12632 - 12680 DORSETT RD

MARYLAND HEIGHTS, MO

1,080-1,200 SF AVAILABLE



DORSETT SQUARE

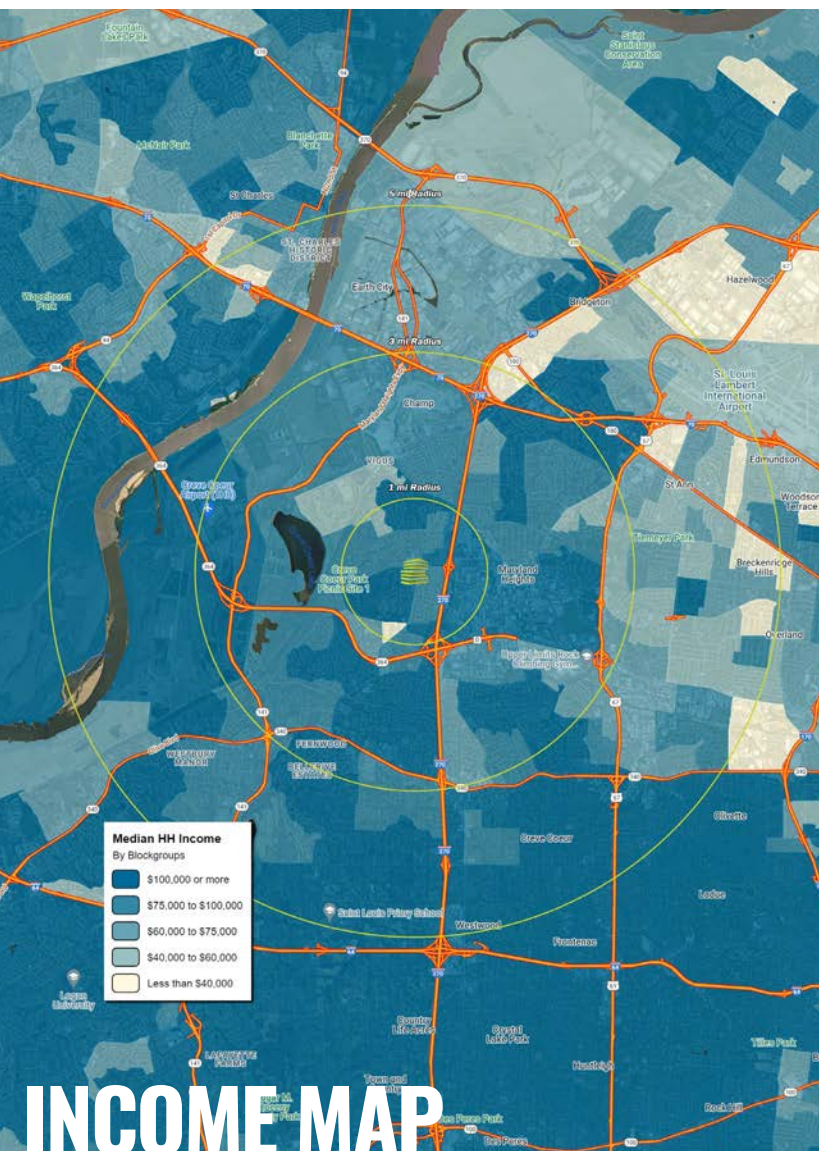
NEIGHBORHOOD VIBE

BEN WEIS

KEVIN SHAPIRO

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com

314.818.1550 (OFFICE)
314.283.4691 (MOBILE)
Kevin@LocationCRE.com



TRADE AREA OVERVIEW

Maryland Heights has a prime location in the center of the St. Louis Metropolitan area, located near the intersection of Interstates 70 and 270, and within a short drive of Interstates 64, 44 and 55. An eight-lane regional highway, U.S. 364, serves as one of two bridges connecting Maryland Heights to neighboring St. Charles County across the Missouri River, which forms the city's western boundary. Lambert-St. Louis International Airport is a 10-minute drive from Maryland Heights.

Since its incorporation in 1985, the city has seen significant growth, both residentially and commercially. Every year approximately 9 million visitors come to the city. Today, the city is home to more than 27,000 residents, 1,600 businesses, 3,600 hotel rooms, and numerous dining, recreation, and entertainment opportunities. Westport Plaza is a 700,000+ square foot development featuring dining, entertainment venues, businesses and even radio stations. Westport is located at the intersection of Page Avenue and I-270 in the west-central area of St. Louis County.

The long-term vision for Maryland Heights includes the redevelopment of one of its major thoroughfares, Dorsett Road, through the creation of a Tax-Increment Financing district along its eastern end. 2,000 acres in the Howard Bend Planning Area are also available for future development. Several sites are currently zoned for development of large office buildings.

A number of major corporations call Maryland Heights home. They include: Edward Jones; Elsevier Publishing; Fred Weber Inc.; French Gerleman; Grey Eagle Distributors, Inc.; Hollywood Casino; Hydromat Inc.; the St. Louis Post-Dispatch; Watlow Electric; and World Wide Technology.

The public school districts serving Maryland Heights, Parkway and Pattonville, have both earned "Distinction in Performance" recognition from the Missouri Department of Education. Maryland Heights has access to five city parks as well as St. Louis County's 2,000-acre Creve Coeur Park.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	12,782	59,443	145,132
HOUSEHOLDS	5,964	26,866	63,952
EMPLOYEES	13,532	76,821	154,788
AVG HH INCOME	\$111,847	\$129,171	\$127,582

SURROUNDING RESTAURANTS / RETAIL



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



DORSETT SQUARE

SITE PLAN & DETAILS

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com

KEVIN SHAPIRO

314.818.1550 (OFFICE)
314.283.4691 (MOBILE)
Kevin@LocationCRE.com



Suite	Tenant	SF
A	Jersey Mike's	2,372
B	Apex Physical Therapy	2,368
C	Great Clips	1,200
D	RevoCup Coffee	1,500
E	Hyderabad House	5,040
F	Sushi Ai	2,246
G	Edible Arrangements	1,200
H	Liberty Tax	1,226
I	COMING AVAILABLE	1,080
J	Art Therapy Studios	1,200
K	AVAILABLE	1,200
L-M	Ace Hardware	18,484
N	Aldi	23,955
O	Dobbs	7,000



- ALDI AND ACE HARDWARE ANCHORED SHOPPING CENTER IN THE HEART OF MARYLAND HEIGHTS
- 1,080-1,200 SF AVAILABLE
- SCHNUCK'S MARKET ACROSS THE STREET
- CENTER SERVES THE LARGE OFFICE POPULATION IN CREVE COEUR, WESTPORT AND EARTH CITY
- TWO SIGNALIZED ACCESS POINTS
- PLEASE CONTACT BROKER FOR PRICING