

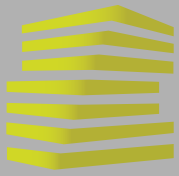
# OUTPARCEL FOR LEASE

967 NORTHWEST PLAZA DRIVE

ST. ANN, MO



**LOCATION.**  
commercial real estate



# 967 NORTHWEST PLAZA DRIVE

## NEIGHBORHOOD VIBE

TONY MOON

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### TRADE AREA OVERVIEW

### DEMOGRAPHICS

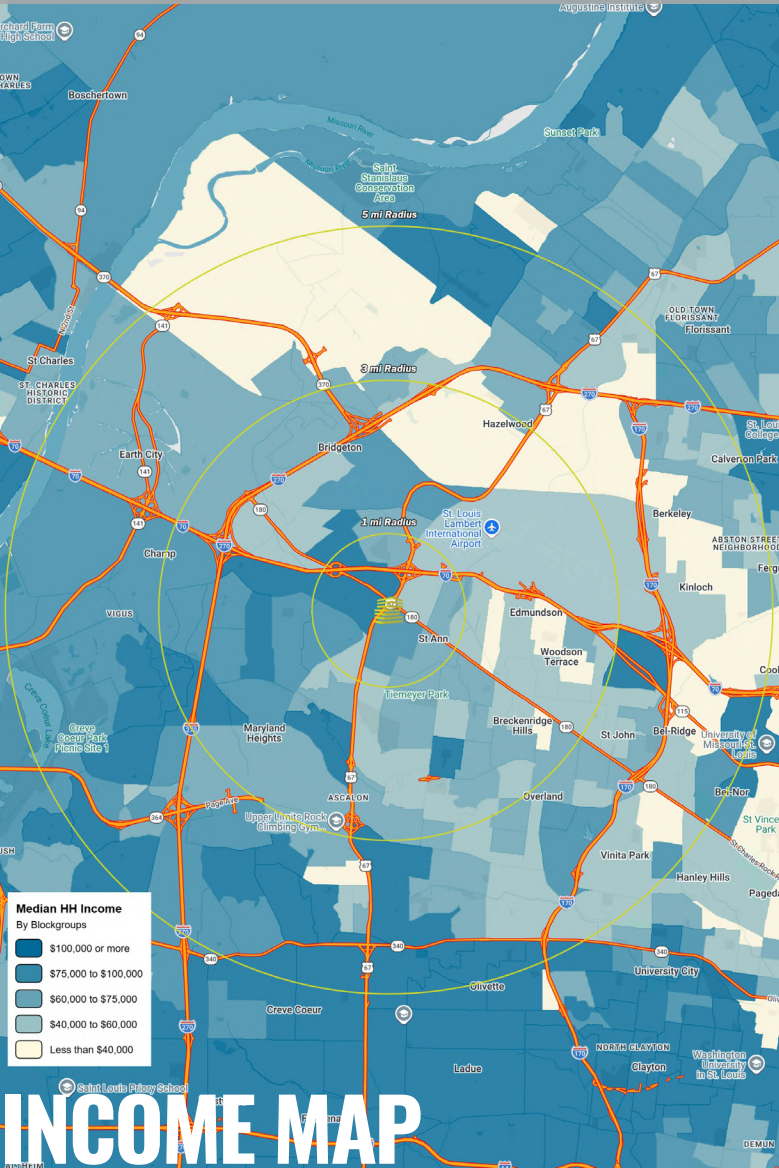
St. Ann is a city located in northwest St. Louis County, Missouri, and directly borders Lambert-St. Louis International Airport. This places it at one of the most strategically advantageous crossroads in the entire region. Lambert Airport served nearly 16 million passengers in 2024 and provides nonstop service to over 80 destinations across the United States, Canada, Mexico, the Caribbean, and Europe. Wikipedia That level of daily foot traffic and regional visibility makes St. Ann an exceptional location for any brand looking to maximize exposure to a broad, diverse consumer base arriving from across the country and beyond.

St. Ann has a population of approximately 12,557 residents with a median age of 34.8 years — a young, working-age demographic well-suited for retail spending. Retail trade is one of the top employment sectors for St. Ann residents, reflecting a community already oriented toward consumer commerce.

St. Ann's location offers exceptional access to the broader St. Louis metropolitan area. St. Louis Lambert International Airport contributes \$6 billion per year to the regional economy, and St. Ann sits directly in that economic orbit. The city is served by major arterial roads and interstate access, connecting it to hundreds of thousands of consumers across St. Louis County, St. Charles County, and beyond. With a densely populated surrounding trade area, a young and diverse consumer base, proximity to one of the Midwest's busiest airports, and a commercial real estate market offering real value, St. Ann presents a compelling opportunity for any brand looking to establish a strong, visible, and cost-effective presence in the St. Louis region.

	1 mile	3 mile	5 mile
<b>POPULATION</b>	8,483	63,147	175,145
<b>HOUSEHOLDS</b>	3,615	26,755	75,156
<b>EMPLOYEES</b>	4,385	33,933	92,771
<b>MED HH INCOME</b>	\$76,688	\$69,425	\$74,050

### AREA RETAIL | RESTAURANTS



## INCOME MAP

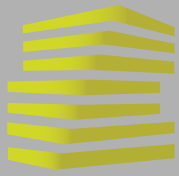


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# LOCATION.

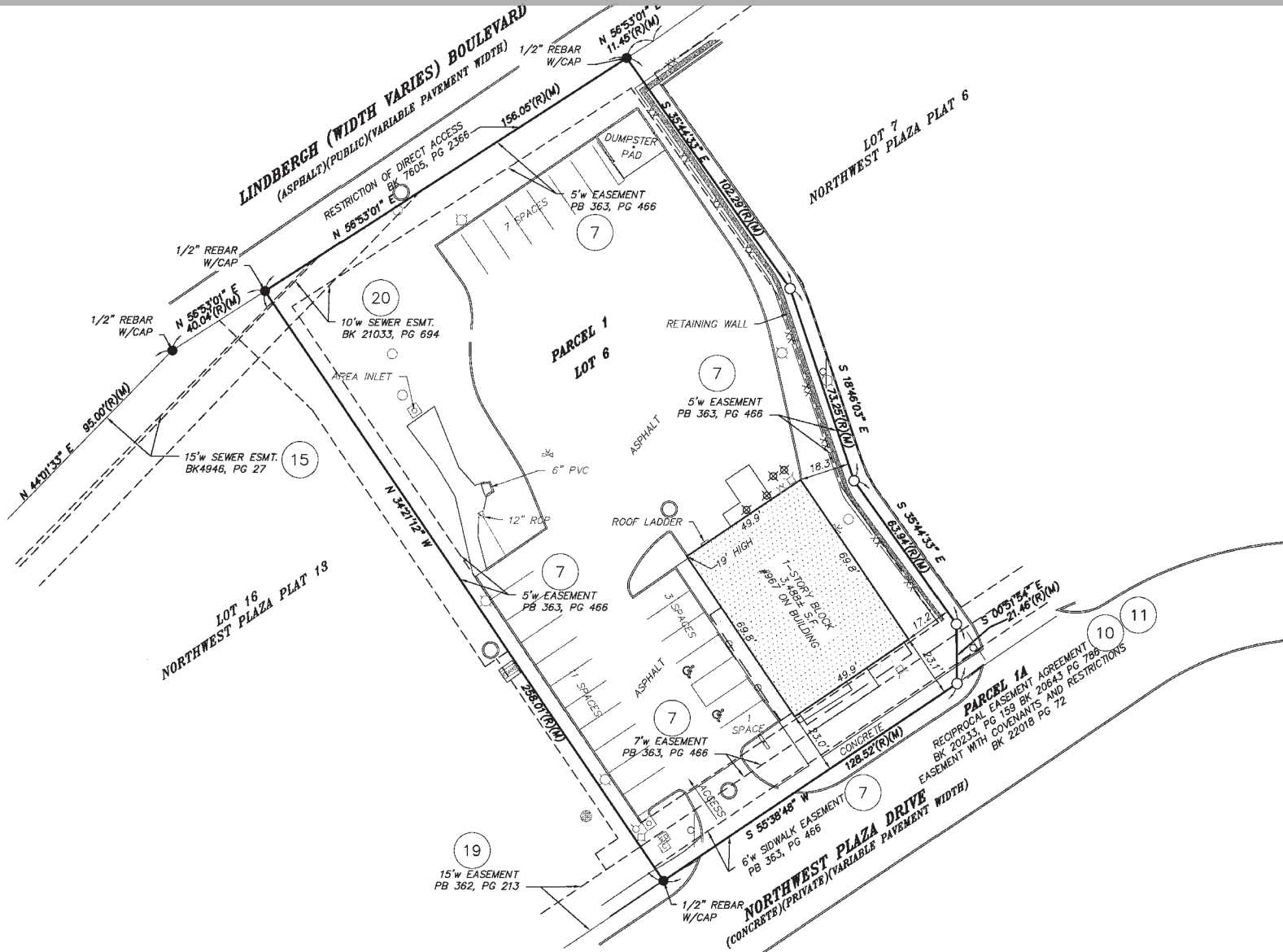
commercial real estate



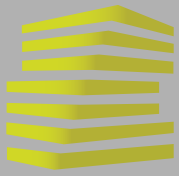
# 967 NORTHWEST PLAZA DRIVE

## SITE PLAN

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- **FREESTANDING OUTPARCEL TO THE CROSSINGS AT NORTHWEST**
- **OUTSTANDING VISIBILITY TO 26,544 VPD ON LINDBERGH BOULEVARD**
- **SERVED BY SIGNALS ON LINDBERGH BOULEVARD AND NORTHWEST PLAZA DRIVE**
- **CALL BROKER FOR PRICING**



# 967 NORTHWEST PLAZA DRIVE

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## PHOTOS

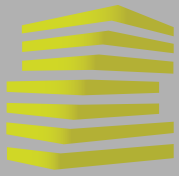
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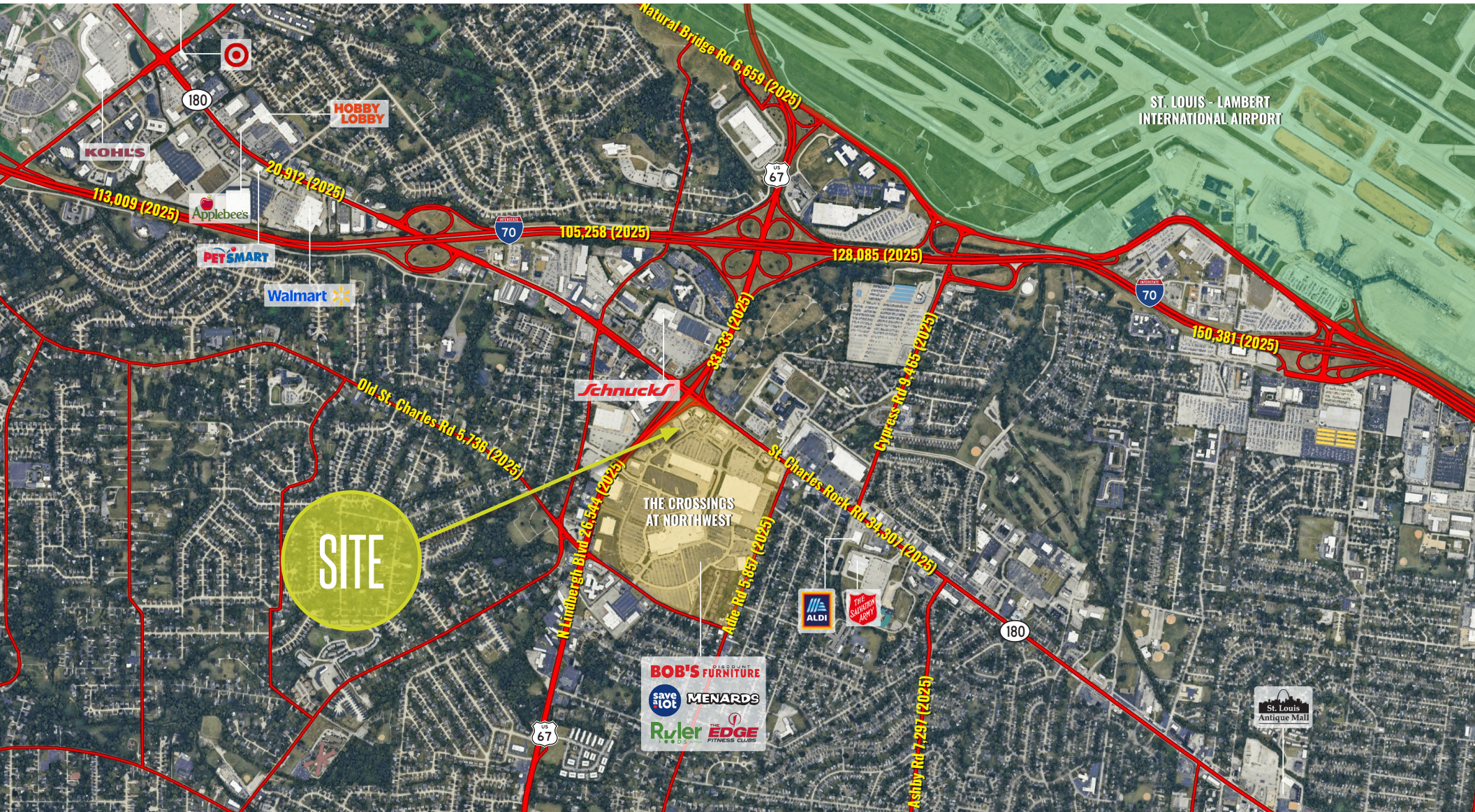
# 967 NORTHWEST PLAZA DRIVE MID-LEVEL AERIAL

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