

## LAND AVAILABLE

Highway 364 & Highway 141 | Maryland Heights, Missouri 63146  
63.96 acres | Call for Details

### PROPERTY DETAILS

Prime Location: Situated at the intersection of Highway 364 and Highway 141, offering excellent visibility and accessibility

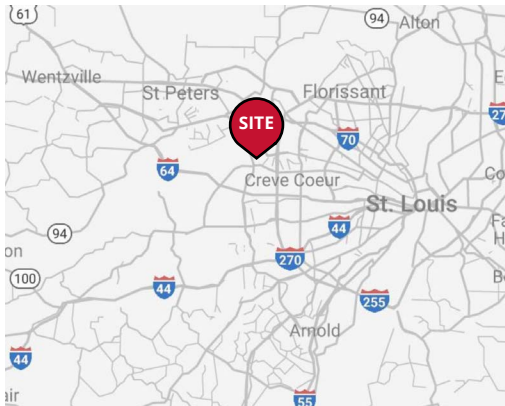
High Traffic Volume: Exposure to over 89,576 vehicles per day

Versatile Development Opportunities: Ideal for commercial, retail, or mixed-use development, catering to a wide range of business needs

Thriving Community: Located in Maryland Heights, a vibrant area with a strong daytime population and high median household income

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### 2024 DEMOGRAPHICS

3 Mile | 5 Miles | 10 Miles

**Population**  
40,503 | 148,925 | 579,679

**Daytime Population**  
32,377 | 175,816 | 591,409

**Median Household Income**  
\$104,152 | \$103,011 | \$108,992



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# Drive Time Map

## 2024 DEMOGRAPHICS

15 Minutes | 30 Minutes | 45 Minutes | 60 Minutes



### Population

317,907 | 1,450,000 | 2,020,000 | 2,490,000



### Households

135,105 | 615,410 | 852,112 | 1,040,000



### Average Household Income

\$149,849 | \$131,528 | \$123,334 | \$121,094



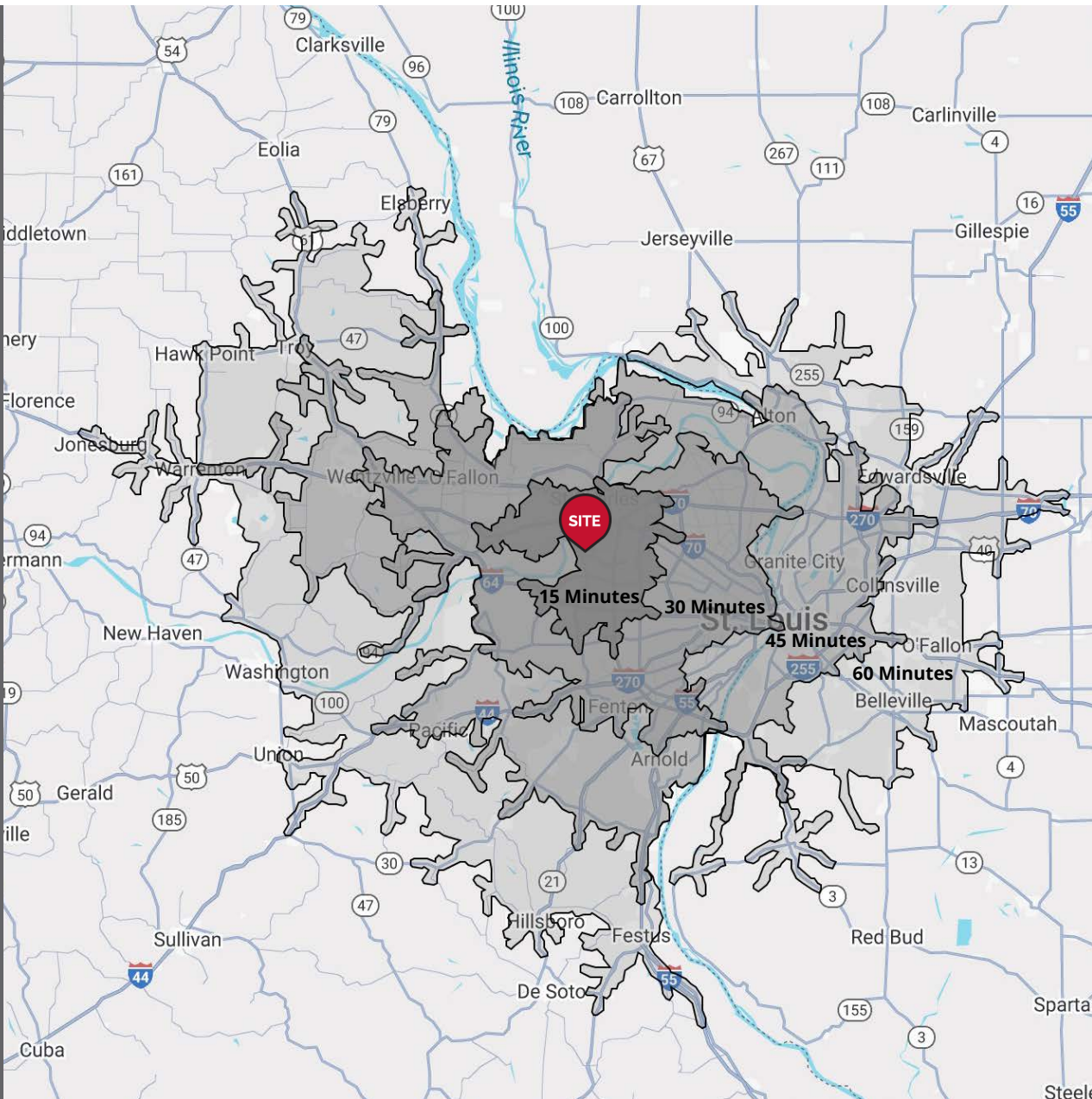
### Median Household Income

\$107,189 | \$94,587 | \$89,584 | \$89,156



### Daytime Population

371,472 | 1,230,000 | 1,560,000 | 1,820,000



# Potential Site Plan



Space	Status	SIZE
1	AVAILABLE	94,000
2	AVAILABLE	100,000
3	AVAILABLE	SMALL SHOP RETAIL
4	AVAILABLE	SMALL SHOP RETAIL
5	AVAILABLE	SMALL SHOP RETAIL
6	AVAILABLE	50,000
7	AVAILABLE	100,000
8	AVAILABLE	SMALL SHOP RETAIL

Space	Status	SF
9	AVAILABLE	SMALL SHOP RETAIL
10	AVAILABLE	SMALL SHOP RETAIL
11	AVAILABLE	1 - 2 ACRES
12	AVAILABLE	1 - 2 ACRES
13	AVAILABLE	1 - 2 ACRES
14	AVAILABLE	1 - 2 ACRES
15	AVAILABLE	1 - 2 ACRES
16	AVAILABLE	1 - 2 ACRES



# Zoomed Aerial



[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

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