

2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

5,341 | 48,507 | 126,953



Daytime Population

3,351 | 44,814 | 102,417



Median Household Income

\$120,750 | \$100,173 | \$111,706



REDEVELOPMENT PROJECT FOR SALE

2001 Smizer Station Road & 1 Valley Park Road | Valley Park, Missouri 63088

1.63 Acres | Sale Price: \$2,700,000

PROPERTY DETAILS

Prime location with exceptional visibility from both Highway 141 and I-44, ensuring maximum exposure for any redevelopment project

Ideal for commercial or mixed-use development, leveraging high traffic volumes attracting businesses and consumers

Excellent location in a rapidly expanding area with many new and planned developments

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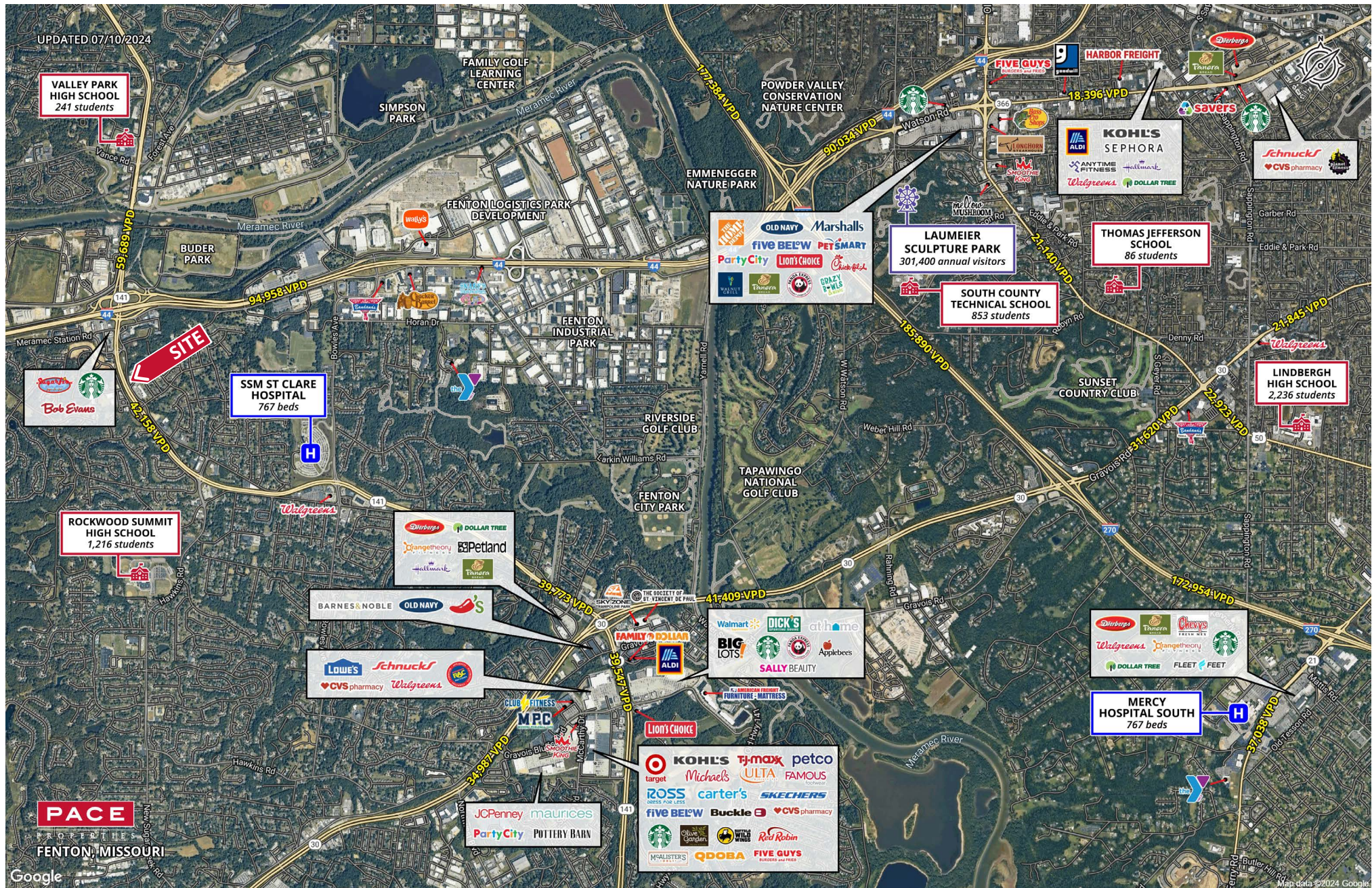
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[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial



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Zoomed Aerial



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