

2024 DEMOGRAPHICS 1 Mile | 3 Miles | 5 Miles



Population 5,258 | 48,237 | 127,059



Daytime Population 3,289 | 42,956 | 100,734





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

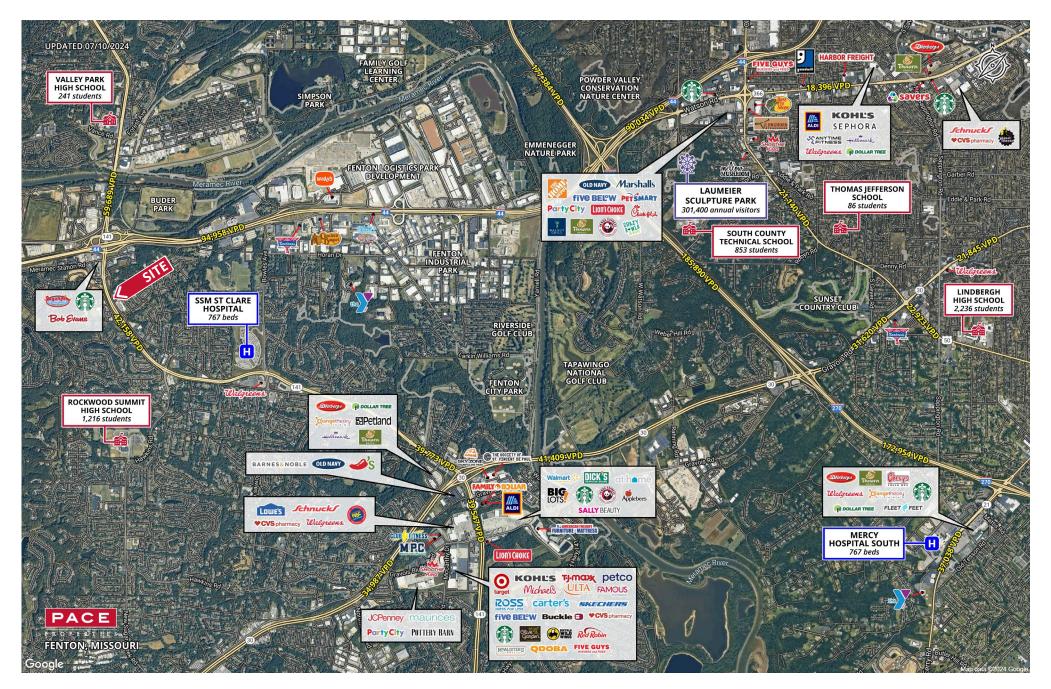
Excellent location in a rapidly expanding area with many new and planned developments

Carl Day, CCIM 314.785.7624 cday@paceproperties.com

Patrick Willett 314.785.7631 pwillett@paceproperties.com

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



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.

