



2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

5,258 | 48,237 | 127,059



Daytime Population

3,289 | 42,956 | 100,734



Median Household Income

\$115,115 | \$95,391 | \$106,777



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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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.

UPDATED 07/10/2024

Valley Park High School
241 students

SIMPSON PARK

FAMILY GOLF LEARNING CENTER

POWDER VALLEY CONSERVATION NATURE CENTER

EMMENEGGER NATURE PARK

FENTON LOGISTICS PARK DEVELOPMENT

BUDER PARK

Meramec River

SSM ST CLARE HOSPITAL
767 beds

ROCKWOOD SUMMIT HIGH SCHOOL
1,216 students

LAUMEIER SCULPTURE PARK
301,400 annual visitors

SOUTH COUNTY TECHNICAL SCHOOL
853 students

THOMAS JEFFERSON SCHOOL
86 students

LINDBERGH HIGH SCHOOL
2,236 students

MERCY HOSPITAL SOUTH
767 beds

PACE
FENTON, MISSOURI

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