



Ground lease

or Build-to-Suit opportunity

1416 S. Highway Drive, Fenton MO 63026

Property Overview

Zoned C-8 planned commercial district – permitted uses including warehouse, distribution center and conference facilities. Other potential uses include data centers and sports/entertainment.

- Parcel 27P530033 (western portion of a 43-acre parcel)
- Site can accommodate up to 150,000 SF single-story building
- Adjacent to surface parking lot (502 spaces)
- All utilities to site
- Highway visibility
- Signage opportunity
- Unincorporated St. Louis County
- **Pricing: contact broker for details**

502

Parking spaces

46K+

Vehicles per day



Demographics

Number of households

1-miles	3-miles	5-miles
1,720	21,569	57,527

Estimated population

1-miles	3-miles	5-miles
4,432	52,423	142,904

Median household income

1-miles	3-miles	5-miles
\$93,659	\$91,982	\$94,929

Median age

1-miles	3-miles	5-miles
42.1	41.7	42.4



Restaurants

- 1 Bob Evans
- 2 Ruby Tuesday
- 3 Fenton Bar and Grill
- 4 Sugarfire 44
- 5 Bandanas Bar-BQ
- 6 Cracker Barrel
- 7 Hotshots Sports Bar
- 8 Maggie's Lunchbox
- 9 Starbucks
- 10 Taco Bell
- 11 Culver's

Hotels

- 1 Drury Inn & Suites
- 2 Hampton Inn
- 3 Holiday Inn Express & Suites
- 4 Pear Tree Inn
- 5 Fairfield Inn

Fitness

- 1 Xtra Mile Fitness
- 2 Z Total Body
- 3 Xtreme Krav Maga & Fitness
- 4 CrossFit Valley Park

Parks

- 1 Buder Park
- 2 Simpson Park
- 3 Peerless Park

Convenience Store

- 1 Wally's

Healthcare

- 1 SSM St. Clare Hospital

Nearby amenities

Adjacent to beautiful Buder Park and the walking trails of the Maritz Campus, there is an abundance of outdoor amenities to leverage from this location.



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