

JLL SEE A BRIGHTER WAY

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

46K+

Parking spaces

Vechicles per day



Demographics

Number of households

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

Median household income

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

Estimated population

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

Median age

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





Restaurants

- Bob Evans
- 2 Ruby Tuesday
- Fenton Bar and Grill
- 4 Sugarfire 44
- Bandanas Bar-BQ
- 6 Cracker Barrel

- 7 Hotshots Sports Bar
- Tiotshots sports ba
- 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

- Buder Park
- Simpson Park
- Beerless Park

Convenience Store

1 Wally's

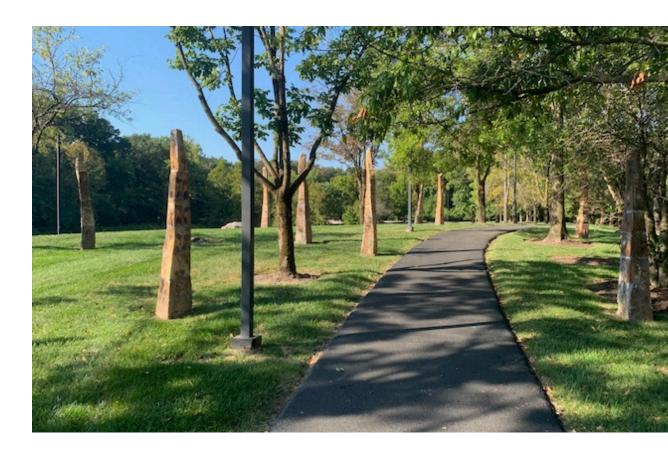
Healthcare



Nearby amenities

Adjenct 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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