



LAND FOR SALE

Chesterfield Blue Valley | Olive Street & Chesterfield Airport Road
Chesterfield, Missouri 63005

1.36 - 12.67 Acres | Sale Price: Call for Details

PROPERTY HIGHLIGHTS

The land for sale at Chesterfield Blue Valley is part of a 137-acre mixed use development that includes the 391,000 SF St. Louis Premium Outlets. The development is centrally located in the St. Louis MSA along Interstate 64 and near Chesterfield Commons which is one of the nation's largest power centers. The development has been master-planned and developed with interior roadways, balanced and level sites, and access to utilities. A variety of uses could be supported and would be successful here.



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St. Louis Premium Outlets

St. Louis Premium Outlets by Simon is a 391,000 square feet, market-leading outlet mall with 88 tenants. Simon has plans to expand to 470,000 square feet. Studies have shown that over 5,000,000 annual visitors will come to Chesterfield Blue Valley, with 85% of visitors coming from the distance of over 15 miles, and the daytime and nighttime traffic is incomparable to anywhere else in St. Louis. The total development is zoned for 1,400,000 square feet of mixed commercial uses.



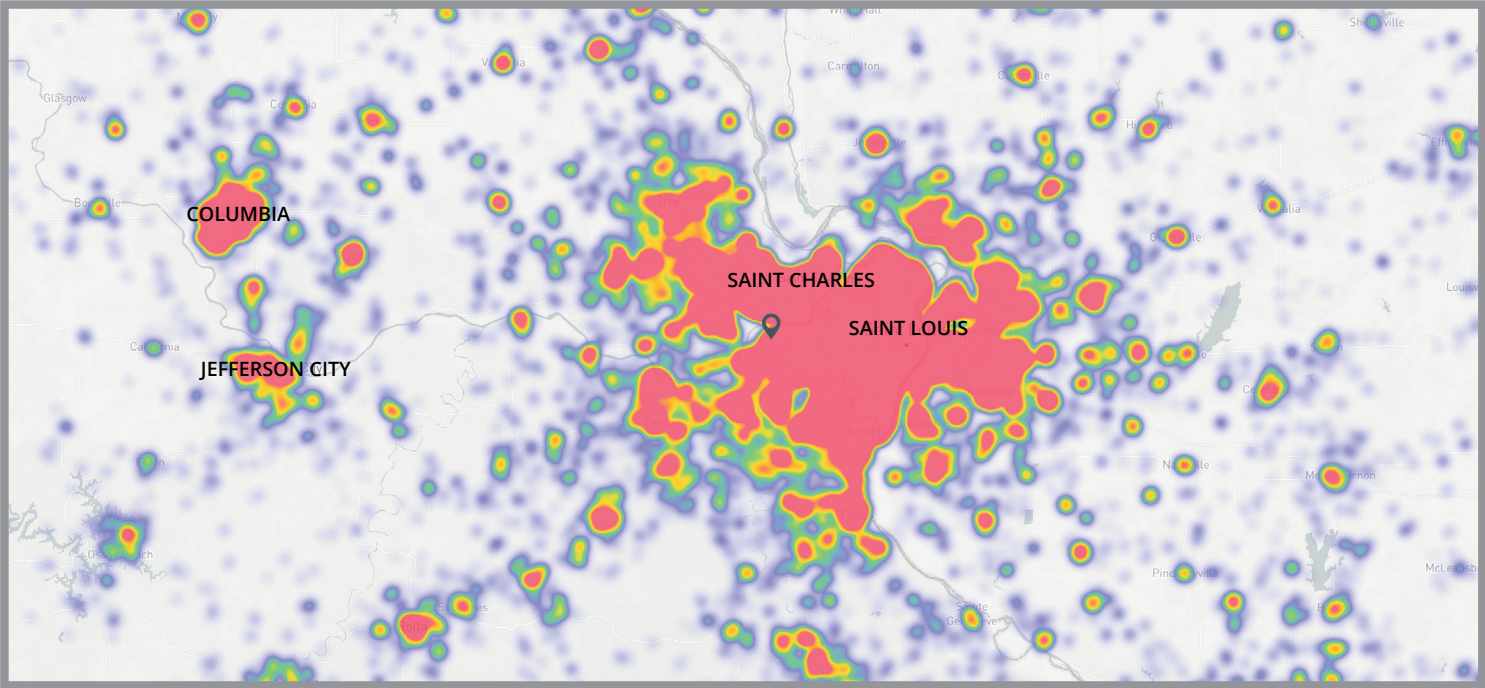
Key Tenants



Site Plan



Premium Destination



VISITOR TRADE AREA



VISITOR DISTANCE FROM HOME



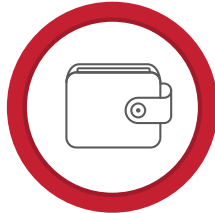
Visitors that live 1-10 mi away



Visitors that live 10-30 mi away



Visitors that live 30+ mi away



CONSUMER SPENDING



Food Away from Home
\$2,833,481,208



Entertainment
\$2,417,983,200



Apparel
\$1,601,710,060