



2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

8,958 | 63,969 | 148,481



Daytime Population

19,297 | 97,745 | 203,396



Median Household Income

\$102,307 | \$86,362 | \$85,575

FOR LEASE - BUILDING OR GROUND LEASE

12300 Dorsett Road | Maryland Heights, Missouri 63043

3,464 SF up to 7,362 SF or Ground Lease: 0.72 AC | Call for Details

PROPERTY DETAILS

Highway profile endcap facing Interstate 270

Great visibility from the Interstate

Monument signage

Ample parking

Dorsett Road - 26,494 VPD

Interstate 270 - 137,730 VPD

Kate Grewe

314.785.7662

kgrewe@paceproperties.com

Mike Sweargin

314.785.7635

msweargin@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

Site Plan

Space	Status	SF
12300	AVAILABLE	3,464
12308	K Nails (can be made available)	1,398
12316	Firehouse Subs (can be made available)	2,500

LOADING SPACE (10 x 25')

25'

CONC.

12300
AVAILABLE
3,464 SF

12308
K-Nails
1,398 SF

12316
Firehouse Subs
2,500 SF

360° VIEW

Click or scan to view virtual tour!

Ground Lease Opportunity



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.