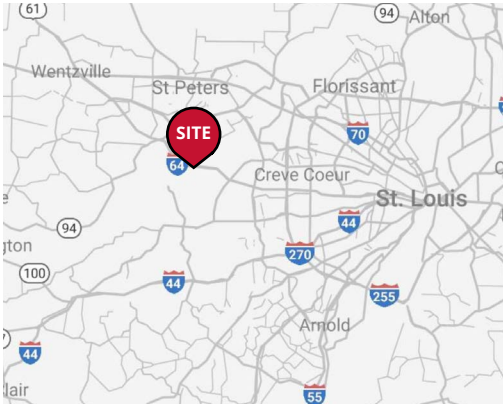




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Offering Memorandum!

**SINGLE-TENANT
ABSOLUTE NET
Ground Lease**

ST. LOUIS MSA



2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

1,346 | 19,788 | 91,459



Daytime Population

6,588 | 39,243 | 87,831



Median Household Income

\$159,954 | \$165,537 | \$150,745

INVESTMENT SALE

2 McBride and Son Center Drive | Chesterfield, Missouri 63005

6,703 SF on 1.35 Acres | Sale Price: \$4,000,000

PROPERTY DETAILS

Rare retail fee simple ownership availability
in the Chesterfield Valley market

Located in the heart of the largest retail corridor in the
St. Louis region and one of the largest in the Midwest

Over \$1 billion in retail sales in the Chesterfield trade area

Chesterfield is home to 47,000 residents & over
2,000 businesses employing 42,000+ employees

Carl Day, CCIM

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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.

Trade Area Aerial



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