




2024 DEMOGRAPHICS
2 Mile | 3 Miles | 5 Miles


Population
7,050 | 43,461 | 155,875


Daytime Population
8,779 | 38,155 | 166,330


Median Household Income
\$104,653 | \$91,709 | \$92,737

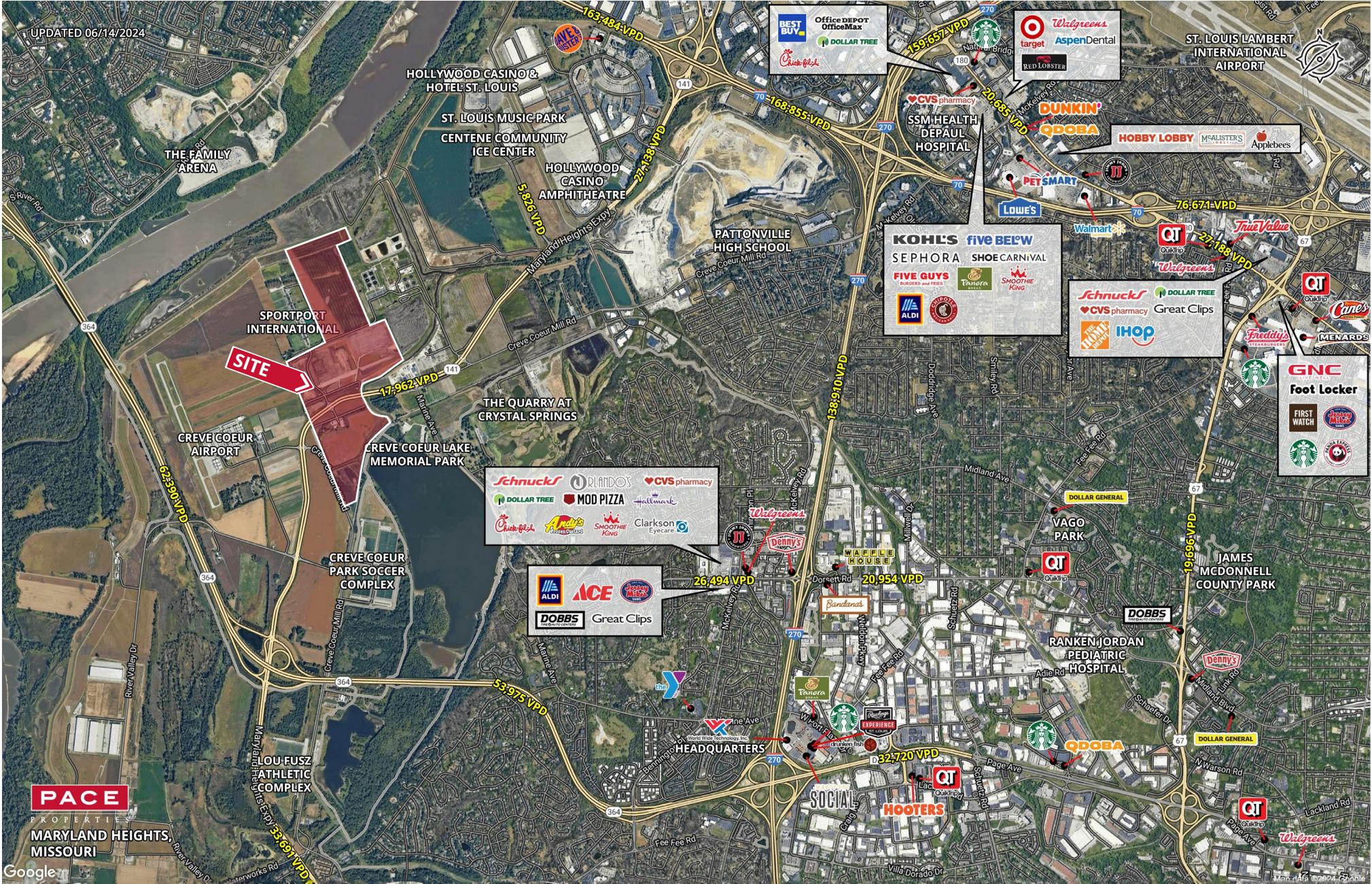
MIXED-USE DEVELOPMENT
Maryland Heights Commerce Center
3351 Sport Port Road | Maryland Heights, Missouri 63146
Call for Details

PROPERTY DETAILS
Mixed-use development to include retail, office, industrial, and residential
Superior access to Highways 141 & 364 and Interstates 70 & 270
Highway 141 - 17,962 VPD

John Shuff
314.785.7630
jshuff@paceproperties.com

Kate Grewe
314.785.7662
kgrewe@paceproperties.com

Trade Area Aerial



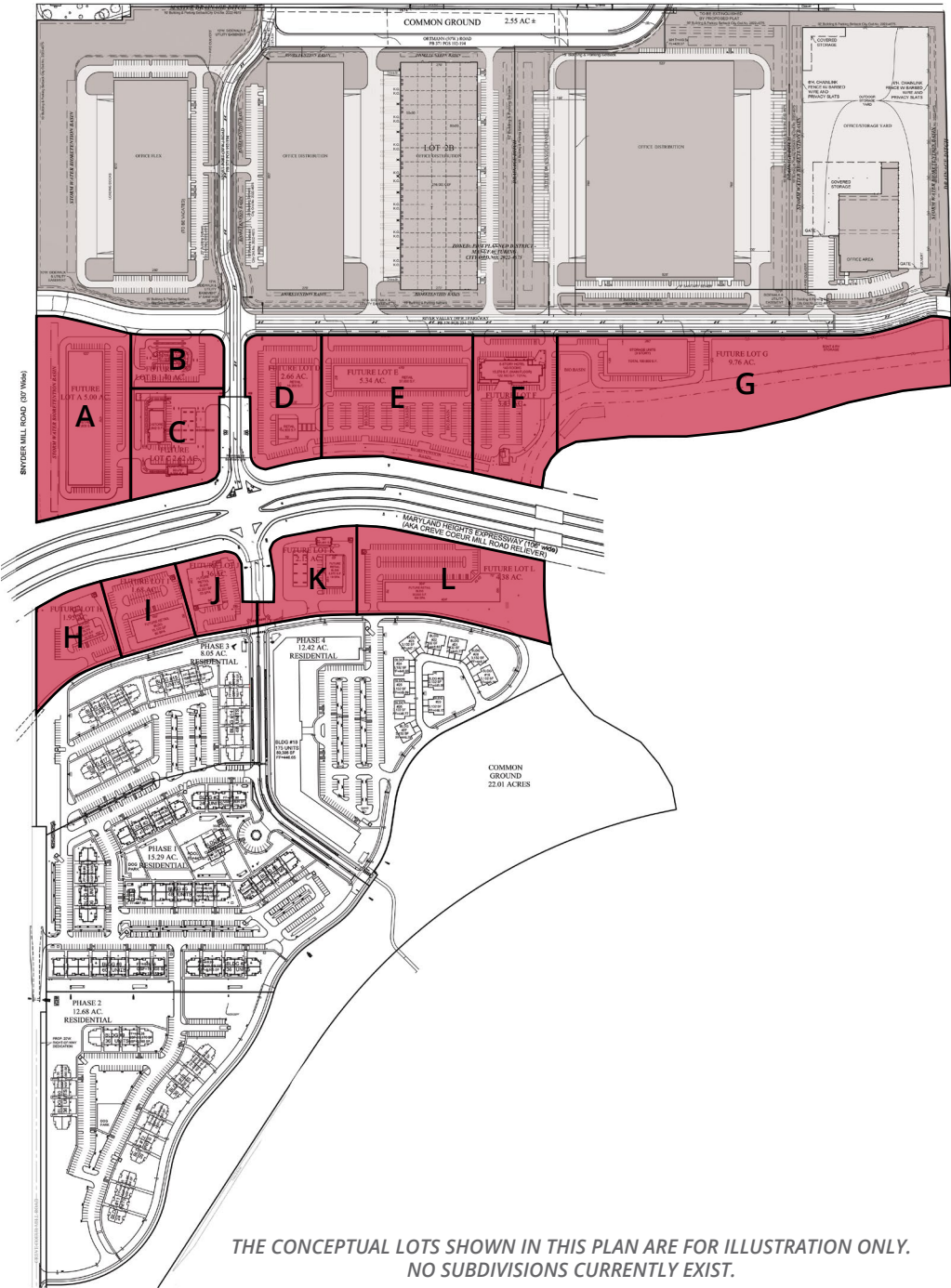
PACEPROPERTIES.COM | 314.968.9898

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.

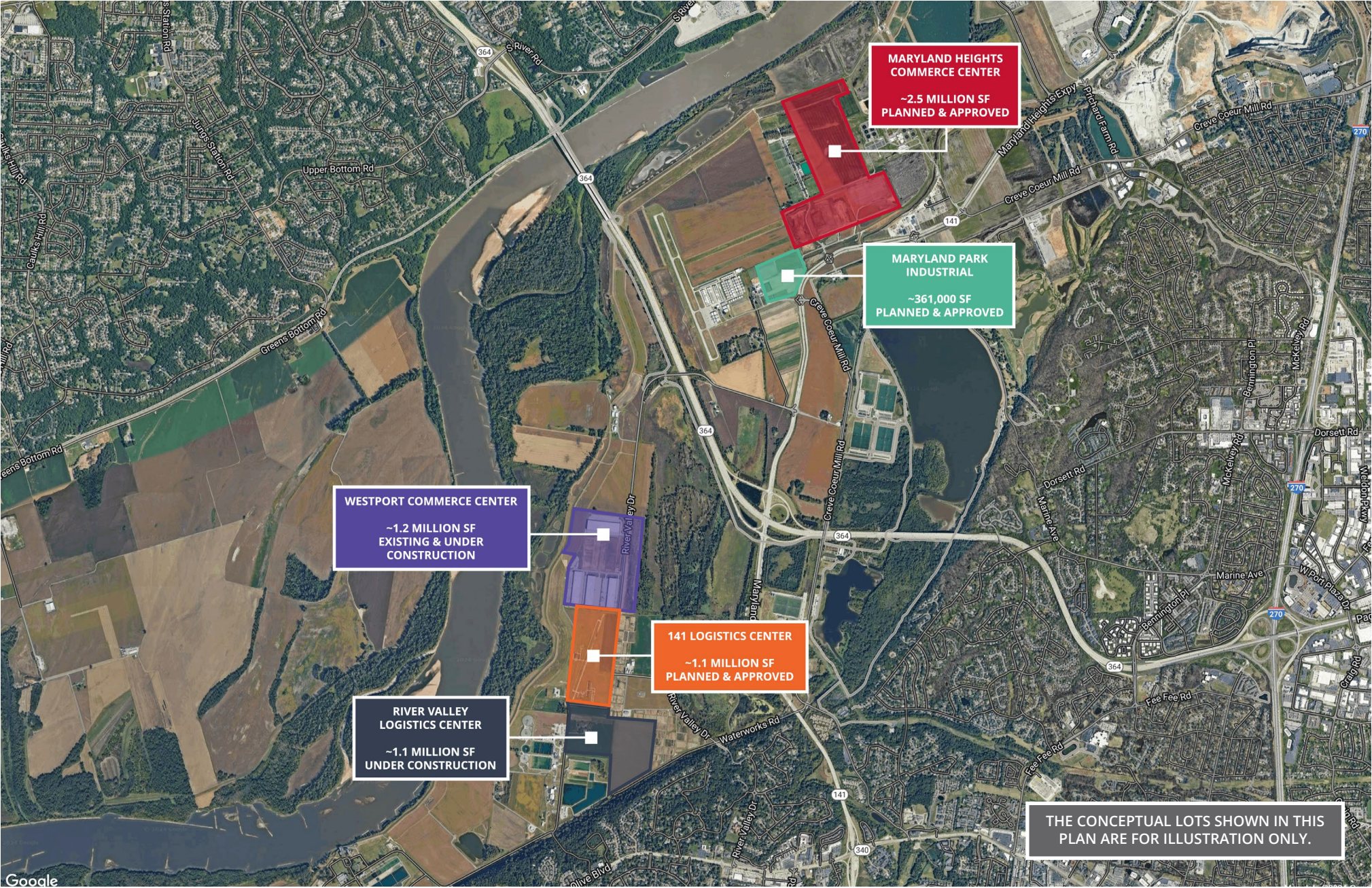
Retail Site Plan

Lot	Status	Acres
A	AVAILABLE	5.00
B	AVAILABLE	1.40
C	AVAILABLE	2.62
D	AVAILABLE	2.66
E	AVAILABLE	5.34
F	AVAILABLE	3.43
G	AVAILABLE	9.76
H	AVAILABLE	1.95
I	AVAILABLE	1.68
J	AVAILABLE	1.36
K	AVAILABLE	2.15
L	AVAILABLE	4.38



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Industrial Project Development Plan



Google