

CYPRESS VILLAGE SHOPPING CENTER

10835-10993 St. Charles Rock Road
St. Anne, Missouri

*Prime 100,000+ SF Retail Center and Outlets
in Suburban St. Louis, MO*

MILLENNIUM
PROPERTIES R/E

\$6,500,000



MPIREALESTATE.COM

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10835-10993 St. Charles Rock Rd. | St. Anne, MO

Prime Multi-Tenant Retail Center



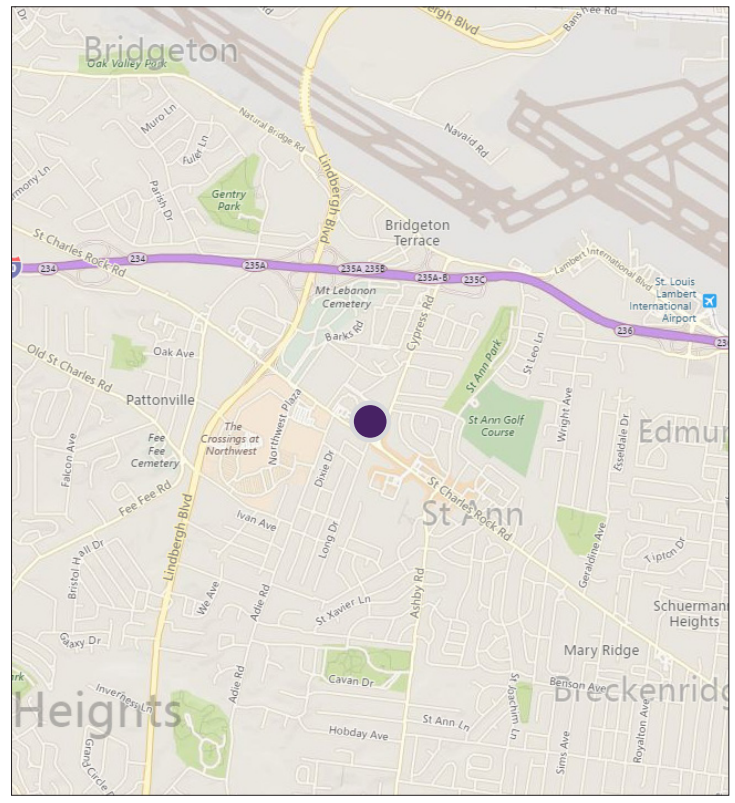
Property Highlights

- 93,895 SF retail strip center (plus 5 outlots, some with buildings: a former Hardee's and bike shop included) - Included outlots range in size from 29,454 SF to 38,885 SF (available separately)
- Adjacent to center anchored by Menards, Rothman Furniture, Bob's Discount Furniture, Value City Furniture and Here Today
- Situated in close proximity to 3 major thoroughfares: St. Charles Rock Rd, I-70 and I-270
- Strong retail corridor with several nationals and junior boxes in area and close to The Crossings at Northwest
- Large site at the corner of Cypress and St Charles Rock Rd.
- Potential to develop many outlots
- Site Area: 11.25 acres
- Traffic Count: 31,812 vehicles daily
- Zoning: B-5, planned commercial
- Combined taxes (2020): \$115,316.32

Property Overview

At the corner of St. Charles Rock and Cypress, a 93,895 square foot former retail center is available for sale. The property was recently rezoned and a portion has been approved for redevelopment as a self storage facility, with plans available. The 11.25 acre site can also potentially be redeveloped as office or medical use. This large site is part of a strong commercial district near The Crossings at Northwest and Lindbergh Blvd. This property has excellent potential for rehab or redevelopment.

Bridgeton and St. Ann are located in the northwest suburbs of St. Louis, approximately 16 miles from downtown. The property is close to the airport, I-70 and Lindbergh Blvd. Located in St. Ann MO, neighboring Maryland Heights, Hazelwood, Bridgeton and Overland. St. Louis is the 18th largest MSA in the United States. Close proximity to some of the region's largest employers including Boeing, Monsanto and more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	9,302	64,746	184,757
Households	4,241	27,237	78,085
Average Income	\$51,844	\$53,307	\$56,256