

431 Arbor Spring Drive · Ballwin, MO 63021

CONTACT BROKER



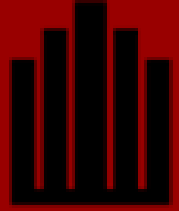


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PROPERTY FEATURES

- Freestanding retail for sale or lease in Ballwin
- 4,500 SF building on 1.09 Acres.
- Strong neighborhood retail corridor surrounded by rooftops
- 11,000 VPD on Sulpher Spring Road
- Would make a fantastic location for restaurant, medical user, or any office user.
- 22 parking spaces
- Surrounding retailers include QT, Walgreens, Circle K, Sonic, Dobbs and Guidepost Montessori

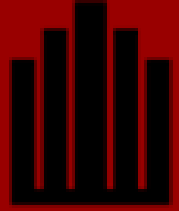




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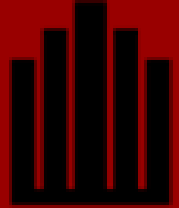


STEPHEN F.
BAHN
COMMERCIAL REAL ESTATE SERVICES



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PROFILE: BALLWIN, MO



Location

Regional Connectivity & Convenience

- Located approximately 20 miles west of downtown St. Louis, Ballwin offers excellent access to major arterials including Manchester Road, Highway 141, and I-64.
- The city benefits from proximity to major employment centers in West County — such as Chesterfield, Town & Country, and Creve Coeur — supporting strong commuter and retail traffic.

Demographics

Stable, Affluent, Family-Focused Population

- Ballwin is known for its highly educated, high-income households, making it one of the most desirable suburbs in the St. Louis metro.
- The city's demographic strength supports robust demand for retail, dining, healthcare, and professional services.

Business Friendly

Reliable & Demand-Driven Environment

- Ballwin's established neighborhoods and consistent household spending make it one of West County's most stable retail and service markets.
- Pro-business governance and continued investment in infrastructure, parks, and community amenities create a dependable environment for commercial tenants and property owners.

Community

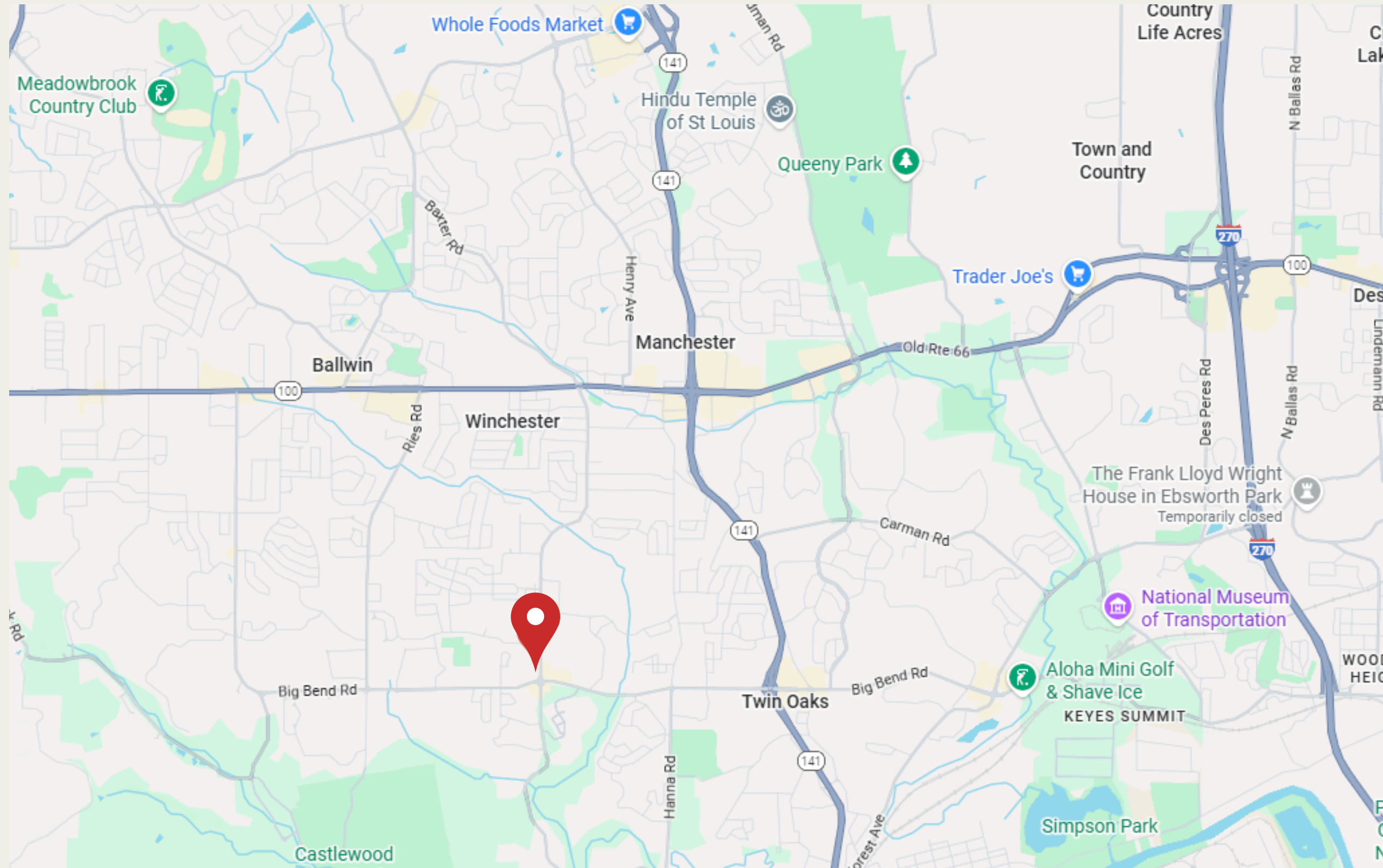
Active, Amenity-Rich, & Lifestyle-Driven

- Ballwin is recognized for its award-winning recreational amenities, including The Pointe at Ballwin Commons, North Pointe Aquatic Center, top-tier golf courses, and extensive park systems.
- The combination of high quality of life, strong public services, and accessible amenities continues to attract residents and visitors year-round.



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LOCATION



Nick Bahn

Partner

Office: 314.849.5858

Cell: 314.322.2020

Nick@bahnrealty.com

