



PYLON



Chimi's
FRESH MEX

Rural King
America's Farm and Home Store

TEXAS
ROADHOUSE

Veterans Memorial Pkwy

WENTZVILLE CENTER

15150 - 15190 VETERANS MEMORIAL PKWY

21,579 SF COMING AVAILABLE OCTOBER 2026 IN
WENTZVILLE TRADE AREA



WENTZVILLE CENTER

SITE PLAN + DEMOGRAPHICS

PLEASE CONTACT:

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L³ CORPORATION

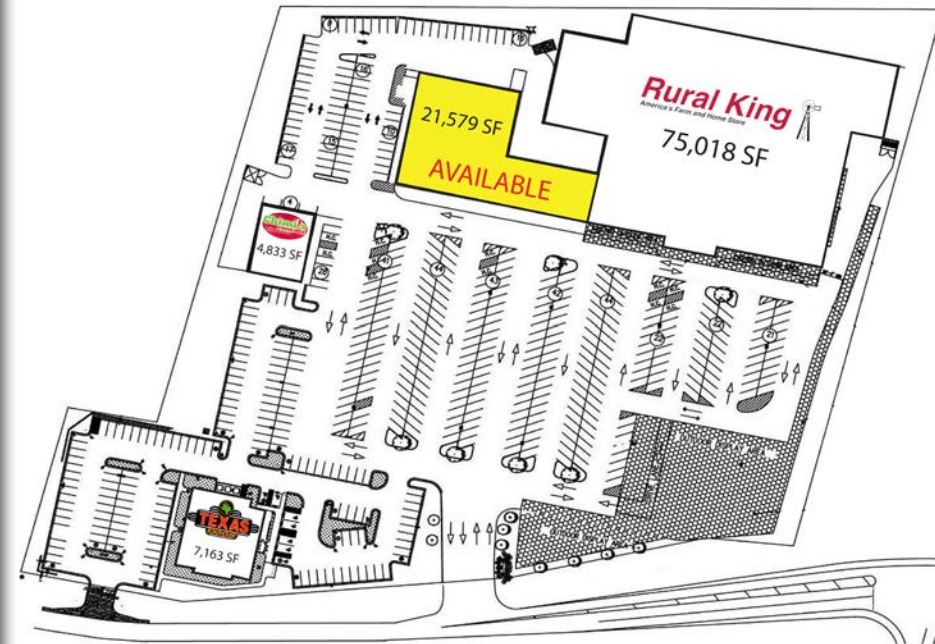
RICK SPECTOR

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- POSITIONED ALONG HIGHLY TRAFFICKED WENTZVILLE PARKWAY, ONE OF THE AREA'S PRIMARY RETAIL CORRIDORS WITH IMMEDIATE ACCESS TO I-70
- EXISTING JR. BOX IS 21,579 SF MADE UP OF 15,525 (115' X 135') AND 6,054 SF (100' X 60') WHICH CAN BE DEMISED TO 1,500 SF BAYS
- ANCHORED BY RURAL KING, A STRONG REGIONAL TRAFFIC DRIVER WITH A LOYAL CUSTOMER BASE
- PYLON AND BUILDING SIGNAGE VISIBLE FROM I-70 WITH OVER 89,000 VPN
- MULTIPLE ACCESS POINTS AND AMPLE PARKING FOR EASY CUSTOMER FLOW
- LOCATED IN FAST-GROWING WENTZVILLE, ONE OF ST. CHARLES COUNTY'S TOP RETAIL MARKETS
- CALL BROKER FOR DETAILS



POPULATION ANALYSIS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION 	4,272	45,405	69,889
HOUSEHOLDS 	1,629	15,649	24,482
AVG HH INCOME 	\$109,728	\$131,472	\$134,771

VIEW & DOWNLOAD:

DEMO REPORT



WENTZVILLE CENTER

AERIAL

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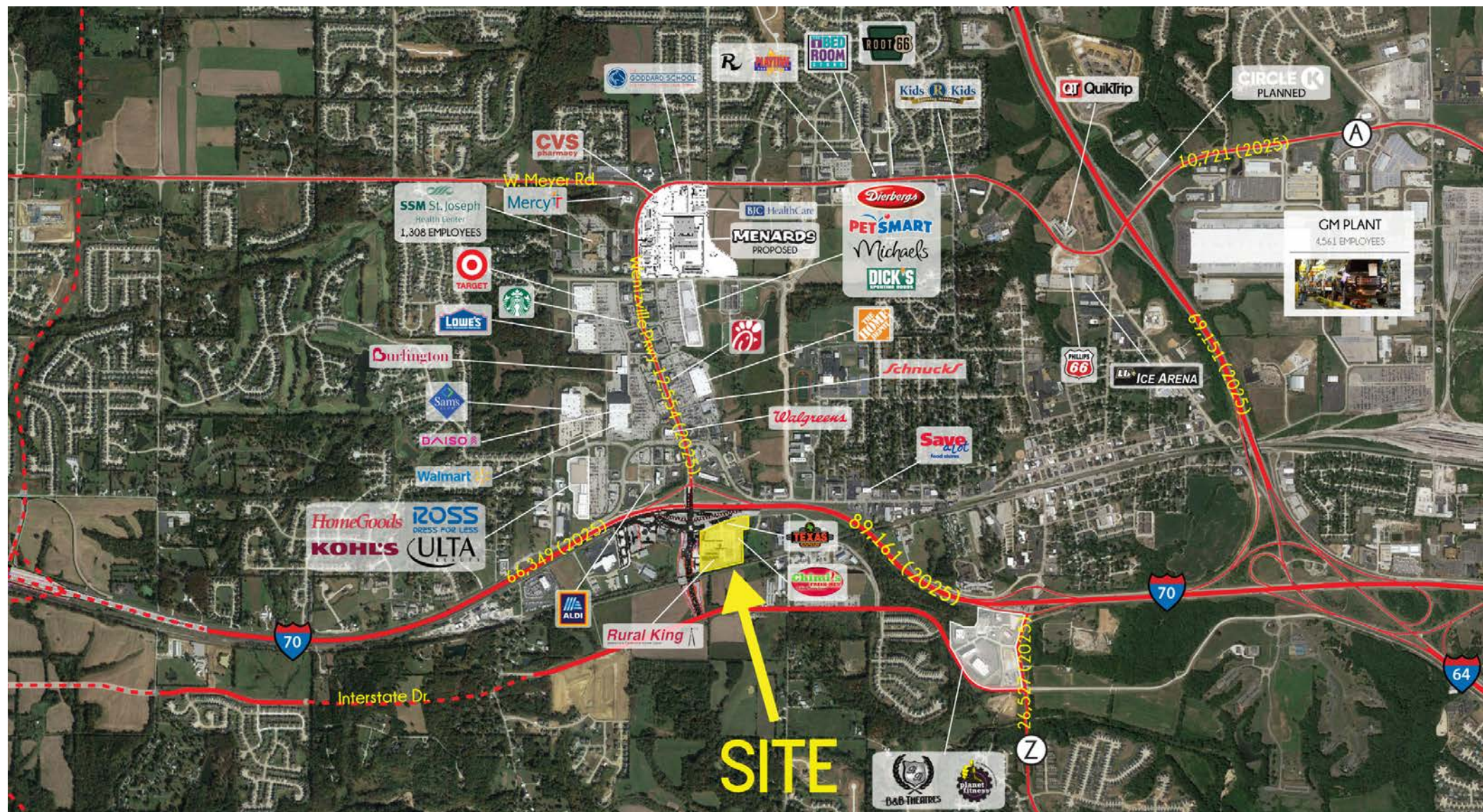
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