



PYLON



Veterans Memorial Pkwy

WENTZVILLE CENTER

15150 - 15190 VETERANS MEMORIAL PKWY

21,579 SF OF HIGHWAY VISIBLE
RETAIL AVAILABLE NOW



WENTZVILLE CENTER

SITE PLAN + DEMOGRAPHICS

PLEASE CONTACT:

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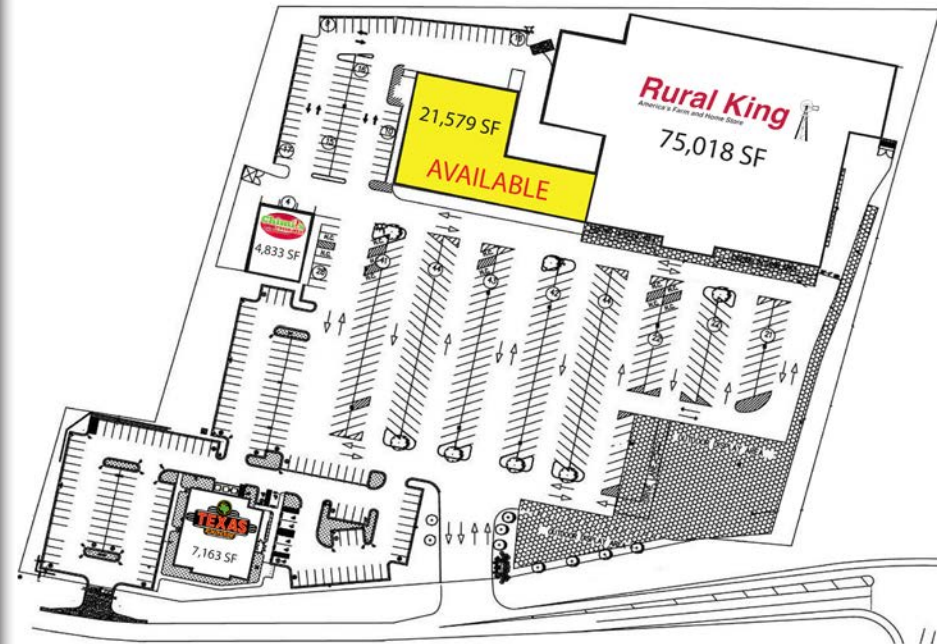
RICK SPECTOR

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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
		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
HOUSEHOLDS		1,629	15,649	24,482
		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
AVG HH INCOME		\$109,728	\$131,472	\$134,771

VIEW &
DOWNLOAD:

DEMO REPORT



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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AERIAL

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