

# 1.93 AC AVAILABLE FOR LEASE

WENTZVILLE, MO

15078 VETERANS MEMORIAL PKWY

SITE

HOLT  
HIGH SCHOOL  
1,022 STUDENTS

PROPOSED  
483,000 SF  
75-BED MERCY  
HOSPITAL

THE BOULEVARD  
AT WILMER VALLEY  
208 NEW HOMES

PERQUE HILLS  
ESTATES  
299 NEW HOMES

B&B THEATRES

PROPOSED  
planet fitness

EST'D 1960  
RURAL KING  
AMERICA'S FARM & HOME STORE  
FORMER  
CLUB FITNESS

WENTZVILLE PKWY  
EXPANSION

HARBOR  
FREIGHT

ALDI

Panera  
BREAD

UMB  
BANK

Chick-fil-e

Calver's

Wentzville  
Rec Center

Canes

PROPOSED  
MENARDS

Central Bank

SEVEN 7 BREW

goodwill

Dierbergs  
PET SMART  
Michael's  
DICK'S  
SPORTING GOODS

THE HOME DEPOT  
Schnucks

save  
a lot

Target

Lowe's

FAMOUS  
footwear  
Walmart  
Burlington  
DAISO

sam's club

ROSS  
DRESS FOR LESS  
ULTA  
BEAUTY  
KOHLS  
HomeGoods  
five BELOW

63,413 (2025)

85,215 (2025)

62,383 (2025)

Pearce Blvd

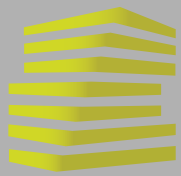
INTERSTATE  
70

Z

16,939 (2025)



LOCATION.  
commercial real estate



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## NEIGHBORHOOD VIBE

SCOTT BITNEY

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### TRADE AREA OVERVIEW

WENTZVILLE SITS IN WESTERN ST. CHARLES COUNTY AT THE CROSSROADS OF I-70 AND US HIGHWAY 61, ROUGHLY 40 MILES WEST OF DOWNTOWN ST. LOUIS. LONG KNOWN AS THE FASTEST-GROWING CITY IN MISSOURI, THE CITY HAS EXPANDED FROM UNDER 30,000 RESIDENTS IN 2010 TO AN ESTIMATED POPULATION NEAR 50,000 TODAY, WITH RESIDENTIAL GROWTH CONTINUING TO PUSH WEST AND SOUTH OF THE HISTORIC CORE. I-70 CARRIES HEAVY COMMUTER AND FREIGHT TRAFFIC THROUGH THE CITY, GIVING WENTZVILLE PARKWAY AND HIGHWAY 61 PAD SITES STRONG DAILY TRAFFIC COUNTS AND VISIBILITY.

RETAIL IS CONCENTRATED ALONG THIS CORRIDOR, ANCHORED BY WALMART SUPERCENTER AND TARGET WITH SURROUNDING CENTERS INCLUDING WENTZVILLE CROSSROADS MARKETPLACE AND WENTZVILLE BEND SHOPPING CENTER (MENARDS, BJC CLINIC). FOR FASHION AND COMPARISON SHOPPING, THE TRADE AREA DRAWS EAST TO MID RIVERS MALL AND THE SHOPPES OF MID RIVERS IN NEIGHBORING ST. PETERS, ANCHORED BY ACADEMY SPORTS + OUTDOORS, ROSS, MARSHALLS, HOME GOODS, AND ULTA.

### DEMOGRAPHICS

|               | 1 mile   | 3 mile    | 5 mile    |
|---------------|----------|-----------|-----------|
| POPULATION    | 6,473    | 46,267    | 85,210    |
| HOUSEHOLDS    | 2,484    | 16,897    | 31,101    |
| EMPLOYEES     | 2,859    | 13,785    | 23,715    |
| MED HH INCOME | \$90,847 | \$113,619 | \$125,894 |

### AREA RETAIL | RESTAURANTS

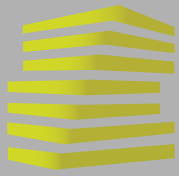
**Dierbergs Schnucks**

**Walmart sam's club**

**planet fitness**



**DICK'S HOUSE OF SPORT**



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## SITE & DETAILS

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- 1.93 ACRES AVAILABLE FOR LEASE
- DELIVERY OF DEVELOPMENT READY GROUND AS EARLY AS MID 2027
- 35,000 SF FLAGSHIP PLANET FITNESS
- EXCELLENT VISIBILITY TO 85,215 VPD ON I-70
- INTERSTATE PYLON SIGNAGE AVAILABLE
- EASILY ACCESSIBLE TO I-70
- CONTACT BROKER FOR ADDITIONAL INFORMATION



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