



FOR LEASE

1030-1120 Wolfrum | Weldon Spring, MO 63304

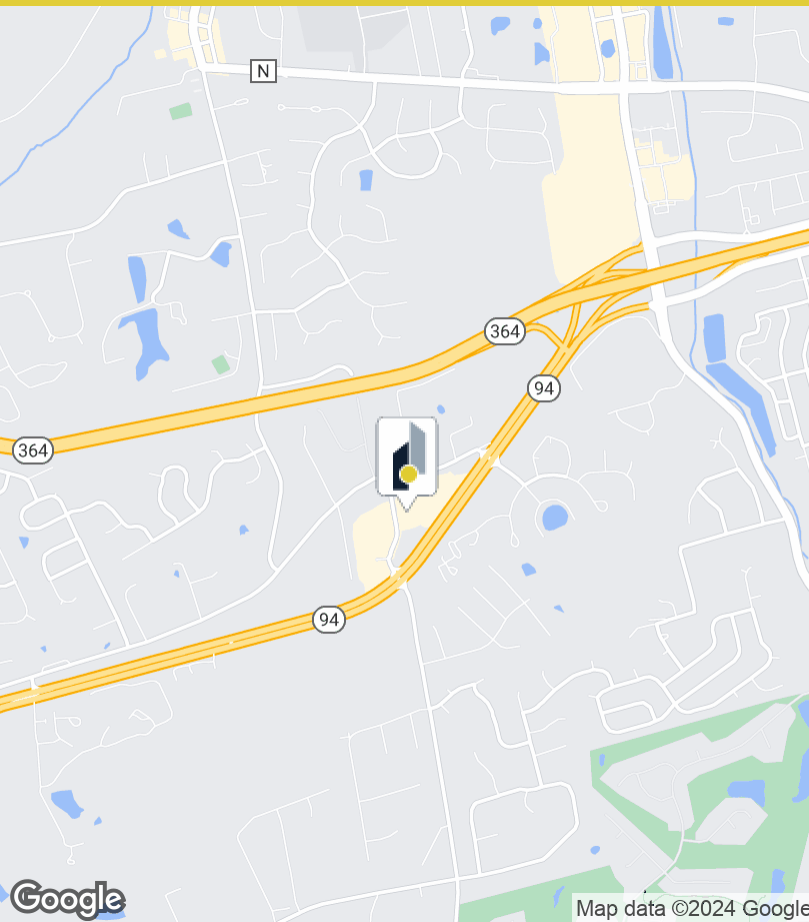
Weldon Spring Center



1030-1120 Wolfrum Road

2,350 - 2,992 SF Available | Outlot Inquiries: Contact Broker

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\$16.00 SF/YR
NNN



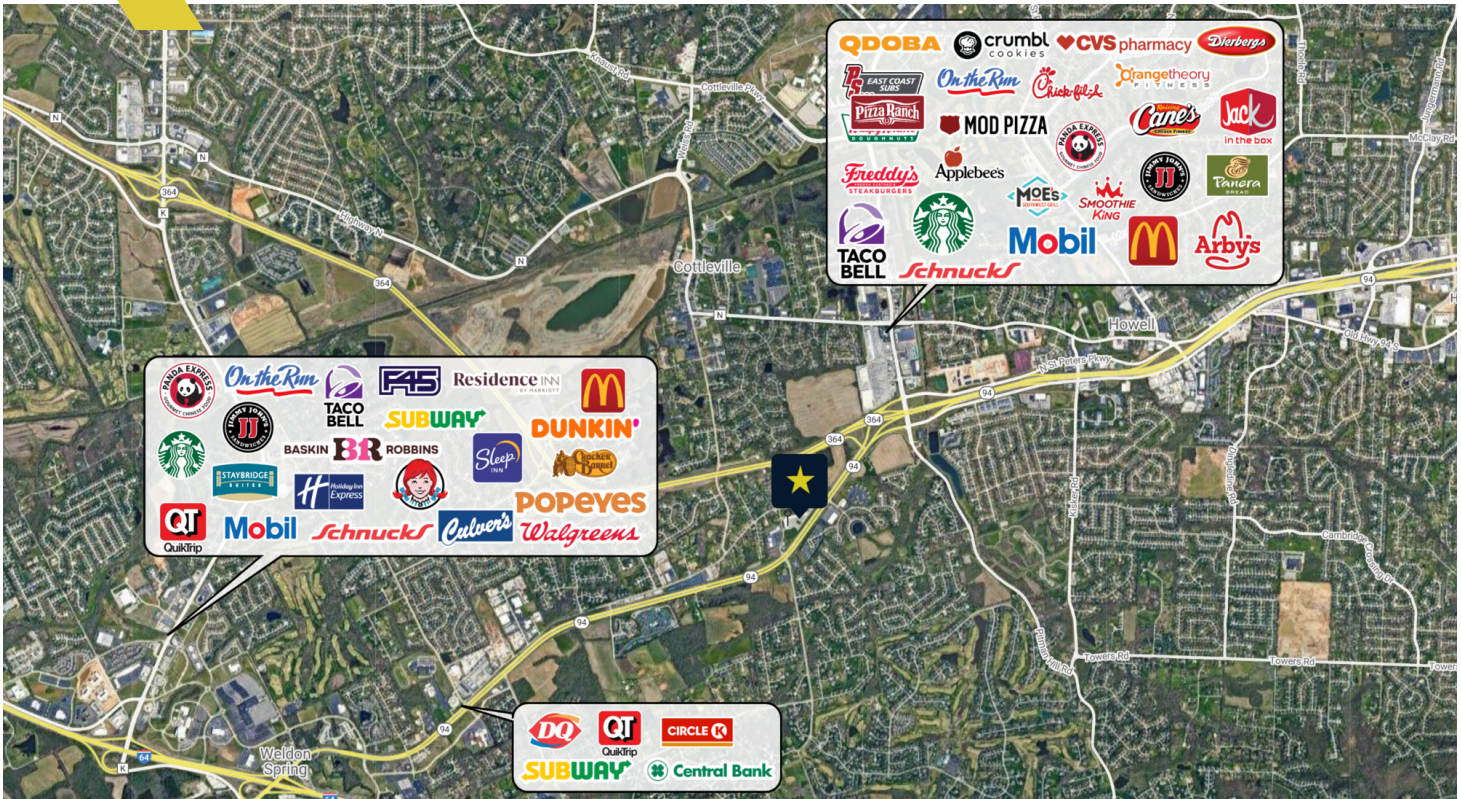
Property Highlights

- 2,350-2,992 SF available
- Very attractive center with abundant parking
- Signalized access at Wolfrum Road
- 42,000 +/- VPD on Highway 94
- Good tenant mix of restaurants and retailers
- Entire site plan on Page 3
- Outlot opportunities available
- New Monument Signage Installed in 2023

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Demographics Map & Report

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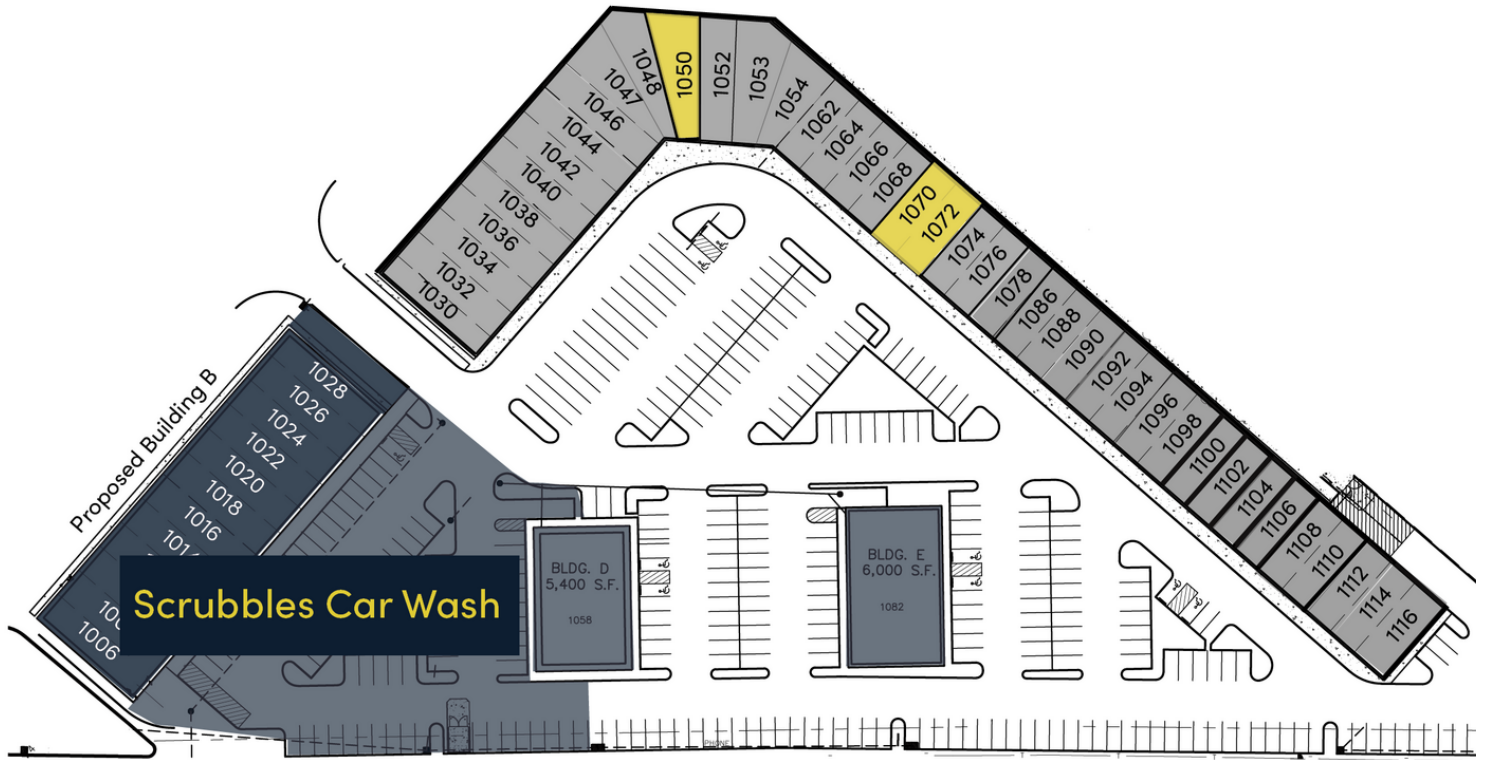
Population	1 Mile	3 Miles	5 Miles
Total Population	4,330	44,920	140,170
Average Age	41.1	37.0	36.7
Average Age (Male)	41.6	36.0	35.6
Average Age (Female)	40.7	37.5	37.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,529	15,530	49,841
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$108,566	\$100,152	\$92,328
Average House Value	\$296,705	\$302,487	\$258,808

* Demographic data derived from 2020 ACS - US Census

Floor Plan

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#	Tenant	SF
1030-1044	Leased	12,800 SF
1046-1048	Leased	4,954 SF
1050	Available	2,992 SF
1052-1054	Leased	3,903 SF
1062-1068	Leased	4,320 SF
1070-1072	Available	2,350 SF
1074-1076	Leased	2,400 SF
1078	Leased	1,500 SF
1086-1094	Leased	6,000 SF
1096-1098	Leased	2,400 SF
1100	Leased	1,200 SF
1102	Leased	1,200 SF
1104	Leased	1,200 SF
1106	Leased	1,200 SF
1108-1116	Leased	6,000 SF
1006-1028	Scrubbles Car Wash	1.4 AC
1056-1060	Proposed Building D	5,400 SF
1080-1084	Proposed Building E	6,000 SF

Color Codes:

- Available
- Occupied
- Proposed

Broker Contacts

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