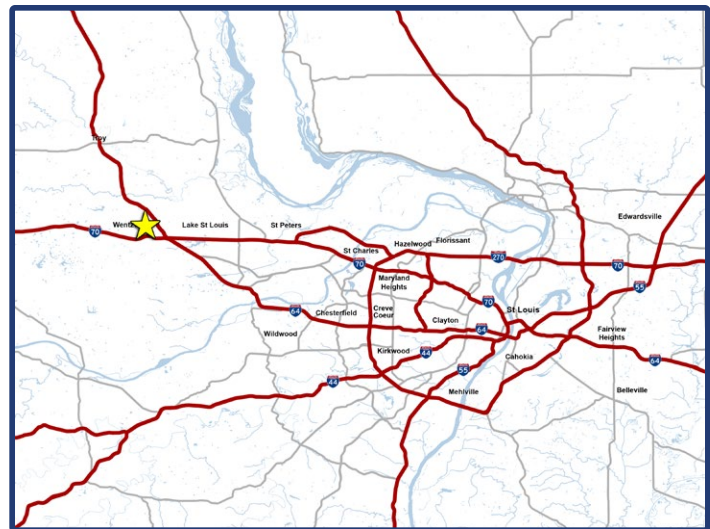


FOR SALE OR LEASE

AVAILABLE
1.53 - 3.62 Acres

DESCRIPTION

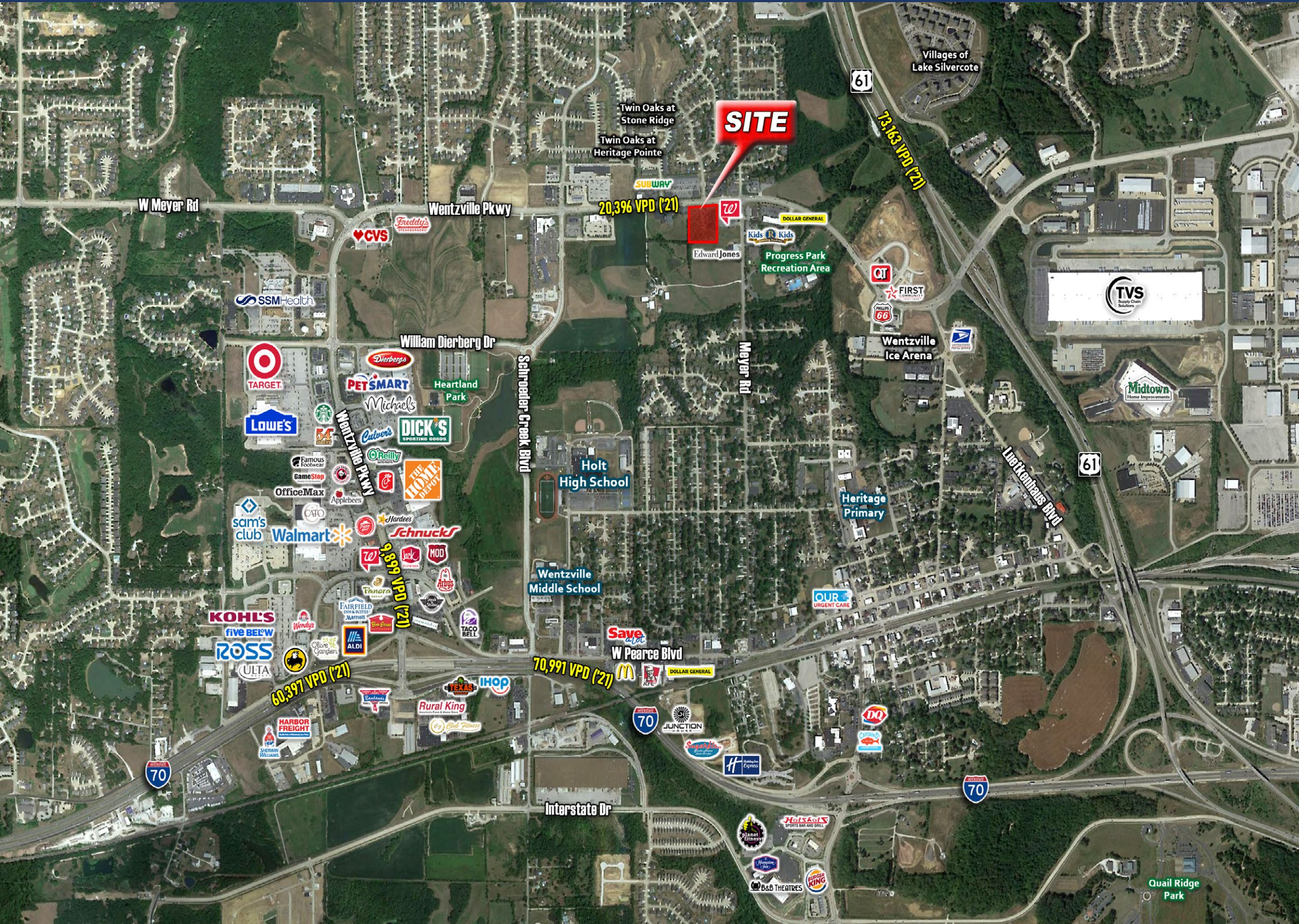
- Up to 3.62 acres available
- Adjacent to Walgreens with approved cross-access
- ±296' of frontage along Wentzville Parkway
- Zoning: C-2, General Commercial District
- Great location for retail, office or medical
- Call for Pricing



RETAIL AERIAL

WENTZVILLE MEYER LAND

1046 & 1066 WENTZVILLE PARKWAY & 1031 MEYER RD, WENTZVILLE, MO 63385



LOCATION

Located at the southwest quadrant of Wentzville Pkwy and Meyer Rd, just west of US Hwy 61, in Wentzville, Missouri.

DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2023 Population	8,374	38,981	68,081
2028 Proj. Pop.	8,550	40,531	70,943
Avg. HH Income	\$105,455	\$123,187	\$127,921

TRAFFIC COUNTS

Wentzville Pkwy: 20,396 VPD (MODOT 2021)

Meyer Rd: 3,836 VPD (MODOT 2021)

US Hwy 61: 73,163 VPD (MODOT 2021)

AREA RETAILERS



FOR INFORMATION (314) 567-9944

BRAD BUSCH

BRAD.BUSCH@STLCOREALTY.COM

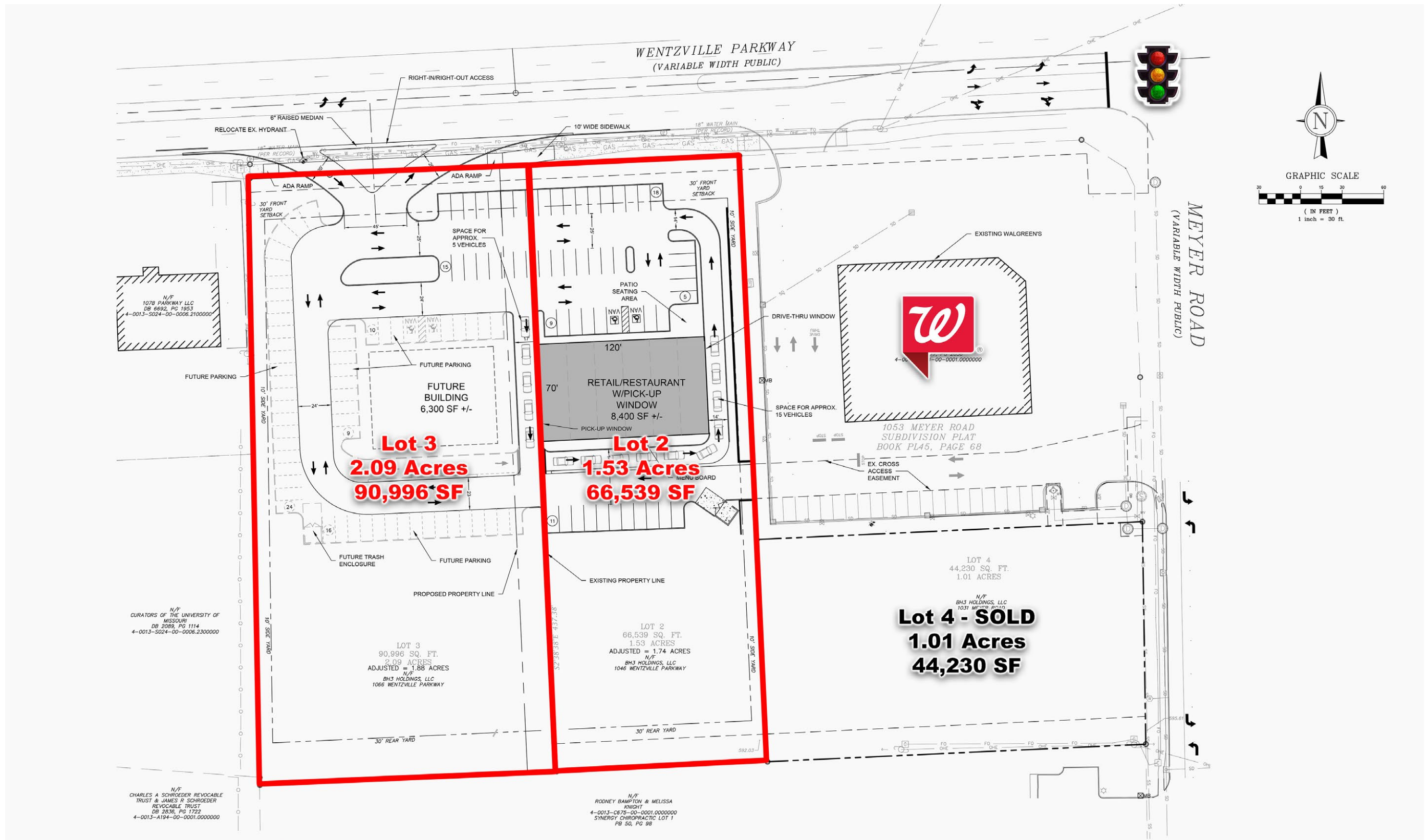
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2023 DEMOGRAPHICS



Population

1-Mile	8,374
3-Mile	38,981
5-Mile	68,081



Average Household Income

1-Mile	\$105,455
3-Mile	\$123,187
5-Mile	\$127,921



Number of Households

1-Mile	3,271
3-Mile	13,692
5-Mile	24,014



Daytime Population

1-Mile	8,609
3-Mile	37,499
5-Mile	58,120

