



TARGET CVS
pharmacy

364

64

petco

jcpenney

Schnucks®

Qdoba

FIRST BANK

±0.99 Acres

KINETIC PARK

Red Robin
GOURMET BURGERS AND BEWS

DARDENNE TOWN SQUARE
SHOPPING CENTER

N

±0.37 Acres

MARCUS
THEATRES

±0.37 Acres
& ±0.99 Acres
**Prime
Outparcels**

FOR SALE
AT DARDENNE TOWN SQUARE

7817 & 7839 TOWN SQUARE AVENUE
DARDENNE PRAIRIE, MO 63368

N

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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The Offering

CBRE, as exclusive marketing advisor, is pleased to present for sale two strategically positioned commercial lots totaling 1.36 acres within Dardenne Town Square, a high-traffic retail center in Dardenne Prairie, Missouri.

The parcels - ±0.99 acres and ±0.37 acres - offer flexible development potential for retail or service-oriented uses in a market with strong fundamentals. Located along Hwy N with quick access to I-64 and Hwy 364, the site provides excellent connectivity to the broader St. Charles County trade area.

St. Charles County is one of Missouri's fastest-growing regions, with a population exceeding 400,000 and a growth rate outpacing the national average. The affluent area boasts high household incomes, strong employment, and a robust consumer base. Nearby retailers include Schnucks, Walgreens, Club Fitness, and multiple quick-service restaurants, ensuring consistent traffic

and synergy for new tenants. Points of interest such as the new Kinetic Park further enhance long-term demand. This offering represents a rare opportunity to acquire land in a thriving corridor with excellent demographics, strong retail co-tenancy, and proximity to major highways, making it an attractive option for those seeking stable returns and long-term growth.

Property Overview

| | |
|------------------|--|
| Address | 1787 & 7839 Town Square Avenue |
| City, State, Zip | Dardenne Prairie, MO 63368 |
| Parcel Size | ±0.37 acres & ±0.99 acres (±1.36 acres total) |
| Zoning | Retail |
| Parcel Numbers | 0.37 acres: 4-0033-9934-00-0010.00000000 0.99 acres: 4-0033-9934-00-0006.00000000 |
| Sale Price | 0.37 acres: \$450,000 0.99 acres: \$700,000 |

Investment Highlights

- Two lots at the Dardenne Town Square shopping center, ready to develop
 - ±0.37 acres
 - ±0.99 acres
- Zoned Retail
- Direct access to I-64, Hwy 364, and Hwy N
- Prime location in Dardenne Prairie, in St. Charles County, one of the fastest growing counties in Missouri
- Affluent 3-mile demographics with an Average Household Income of \$148,250 and Average Home Value of \$414,364
- Sites offer close proximity to major community amenities, including O’Fallon Sports Park, Busch Wildlife Conservation Area, Kinetic Park, and several top-rated schools



**1.36 Total Acres
located at
Dardenne Town Square
Shopping Center
in Dardenne Prairie, MO**



PRIME LOCATION

DIRECT ACCESS TO I-64,
HWY 364, AND HWY N



SIZE & ZONING

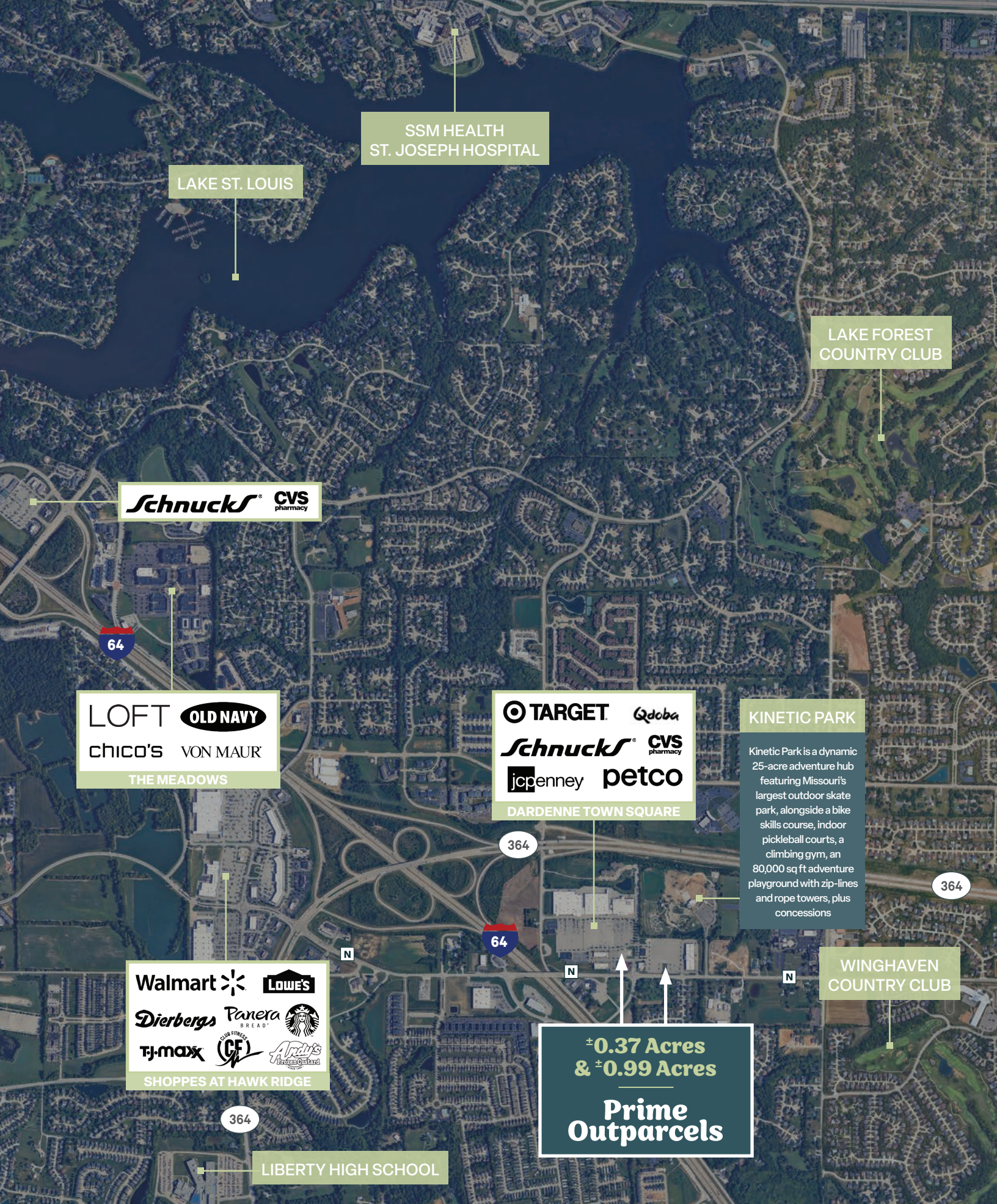
±0.37 ACRES
±0.99 ACRES
ZONED RETAIL



SALE PRICE

0.37 ACRES: **\$450,000**
0.99 ACRES: **\$700,000**





SSM HEALTH
ST. JOSEPH HOSPITAL

LAKE ST. LOUIS

LAKE FOREST
COUNTRY CLUB

Schnucks **CVS**
pharmacy

64

LOFT **OLD NAVY**
chico's VON MAUR
THE MEADOWS

TARGET Qdoba
Schnucks **CVS**
jcpenny petco
DARDENNE TOWN SQUARE

KINETIC PARK
Kinetic Park is a dynamic 25-acre adventure hub featuring Missouri's largest outdoor skate park, alongside a bike skills course, indoor pickleball courts, a climbing gym, an 80,000 sq ft adventure playground with zip-lines and rope towers, plus concessions

364

Walmart **LOWE'S**
Dierbergs **Panera** **Starbucks**
TJ-maxx **CF** **Arby's**
SHOPPES AT HAWK RIDGE

364

LIBERTY HIGH SCHOOL

WINGHAVEN
COUNTRY CLUB

±0.37 Acres
& ±0.99 Acres
**Prime
Outparcels**

3-Mile Demographics



2025
POPULATION

69,969



AVERAGE
HOUSEHOLD SIZE

2.68



AVERAGE
HOME VALUE

\$414,364



POPULATION
GROWTH RATE

2.13%



AVG. HOUSEHOLD
INCOME

\$148,250



RENTER OCCUPIED
UNITS

20.6%



DAYTIME
POPULATION

55,587



COLLEGE DEGREE OR
HIGHER

58.4%



UNEMPLOYED
POPULATION

3.2%

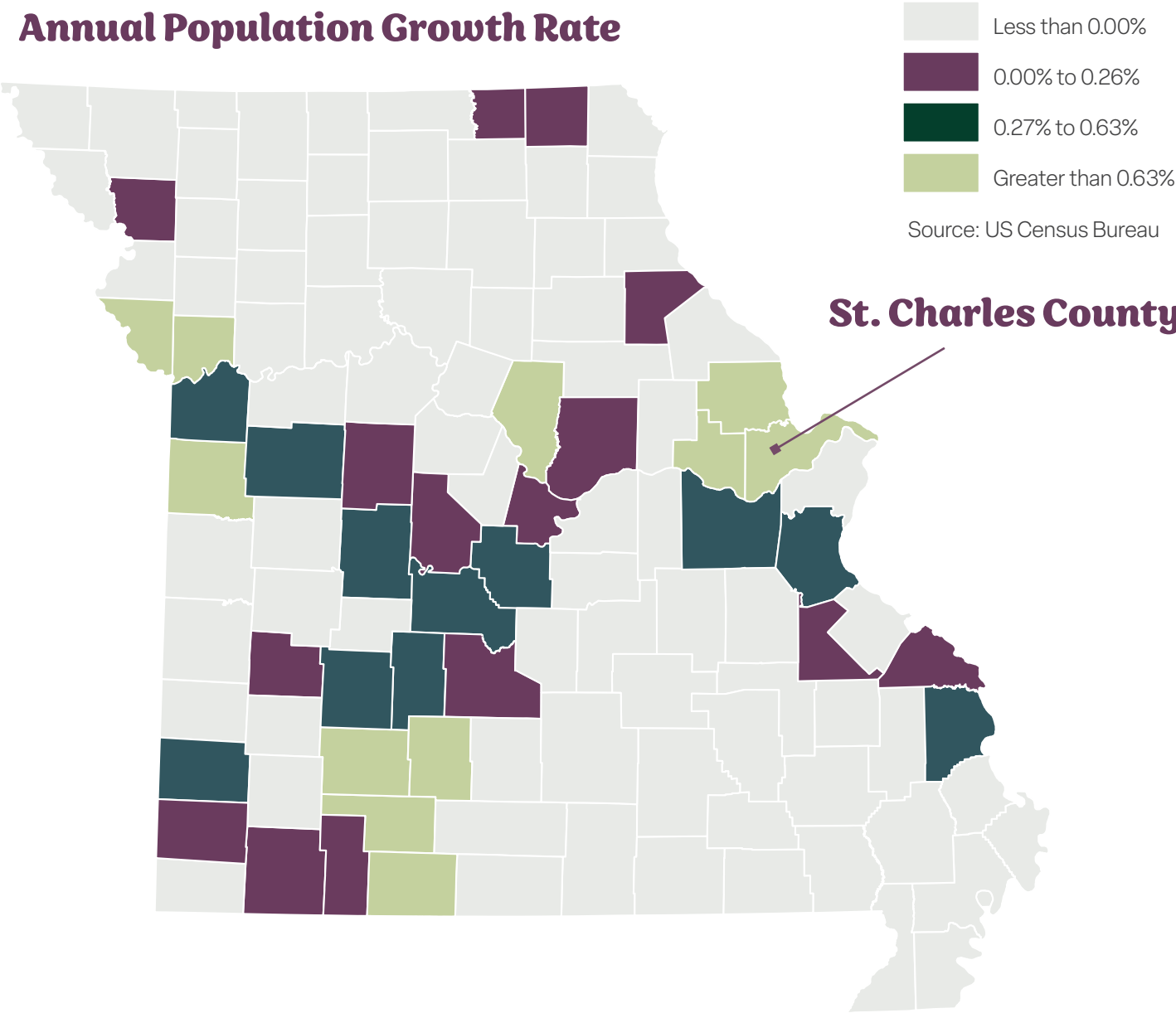
St. Charles County

St. Charles County is the fastest growing and wealthiest county in all of Missouri. Over the past four decades St. Charles has experienced some of the fastest population growth trends in the United States and continues to with an average annual growth rate of 1.06%. In addition to a rapid growth rate, St. Charles County possesses a population of 423,807 residents with an average household income of \$128,626 that is 73% college educated, compared to the US average of 39%.

**Fastest-growing county
in Missouri for 40 years**

**5,000 new residents
each year**

Annual Population Growth Rate





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**±0.37 Acres
& ±0.99 Acres**

Prime Outparcels

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