



**±0.37 Acres
& ±0.99 Acres**

Prime Outparcels

FOR SALE
AT DARDENNE TOWN SQUARE

7817 & 7839 TOWN SQUARE AVENUE
DARDENNE PRAIRIE, MO 63368

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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: 4-0033-9934-00-0010.0000000 0.99 acres: 4-0033-9934-00-0006.0000000
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

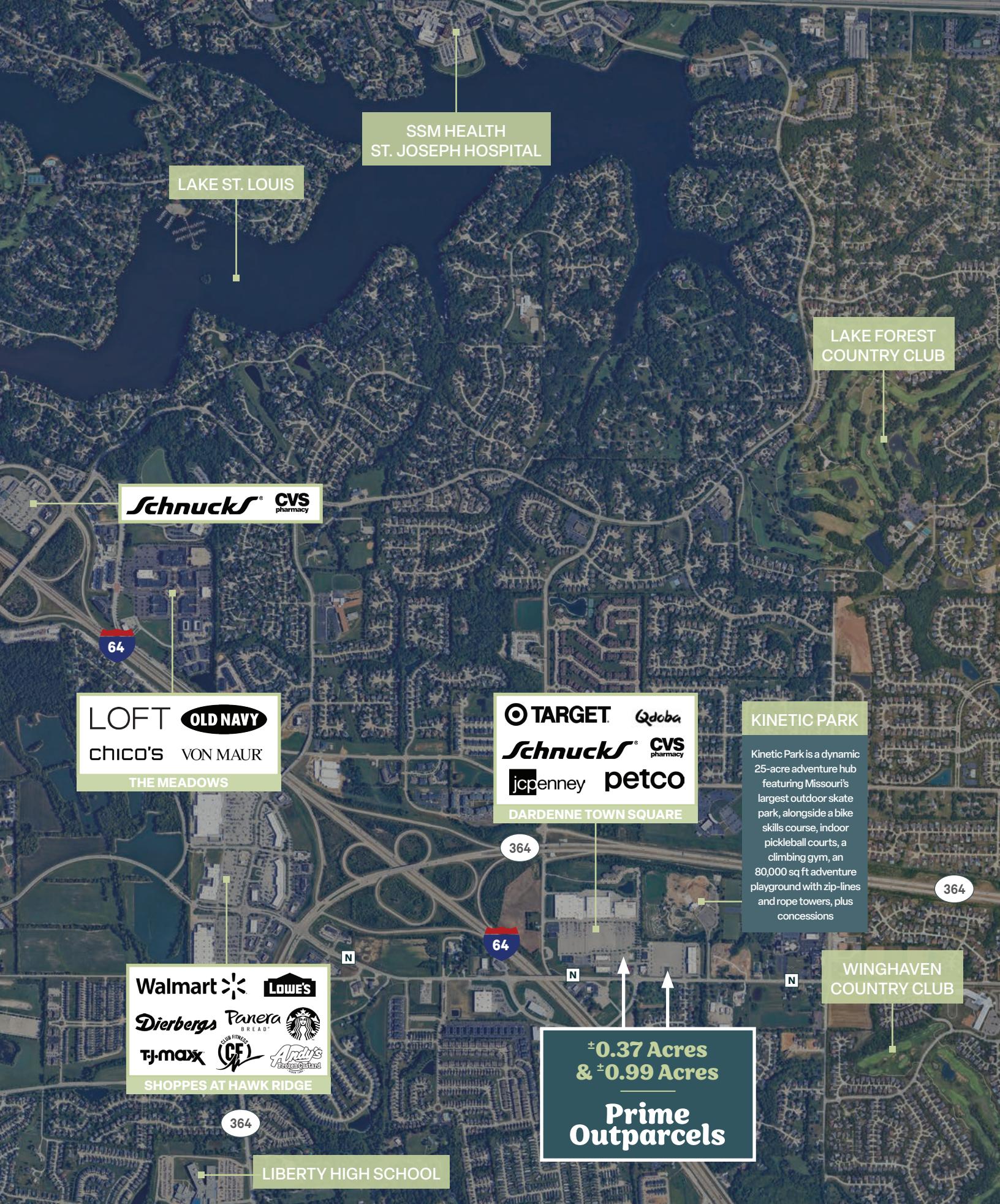
± 0.37 ACRES
 ± 0.99 ACRES
ZONED RETAIL



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

LOFT OLD NAVY
chico's VON MAUR
THE MEADOWS

Target Qdoba
Schnucks CVS
pharmacy
jcpenney petco

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

Walmart Lowe's
Dierbergs Panera BREAD Starbucks
T.J. Maxx (CF) Andy's Frozen Custard
SHOPPES AT HAWK RIDGE

LIBERTY HIGH SCHOOL

±0.37 Acres
& ±0.99 Acres
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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%

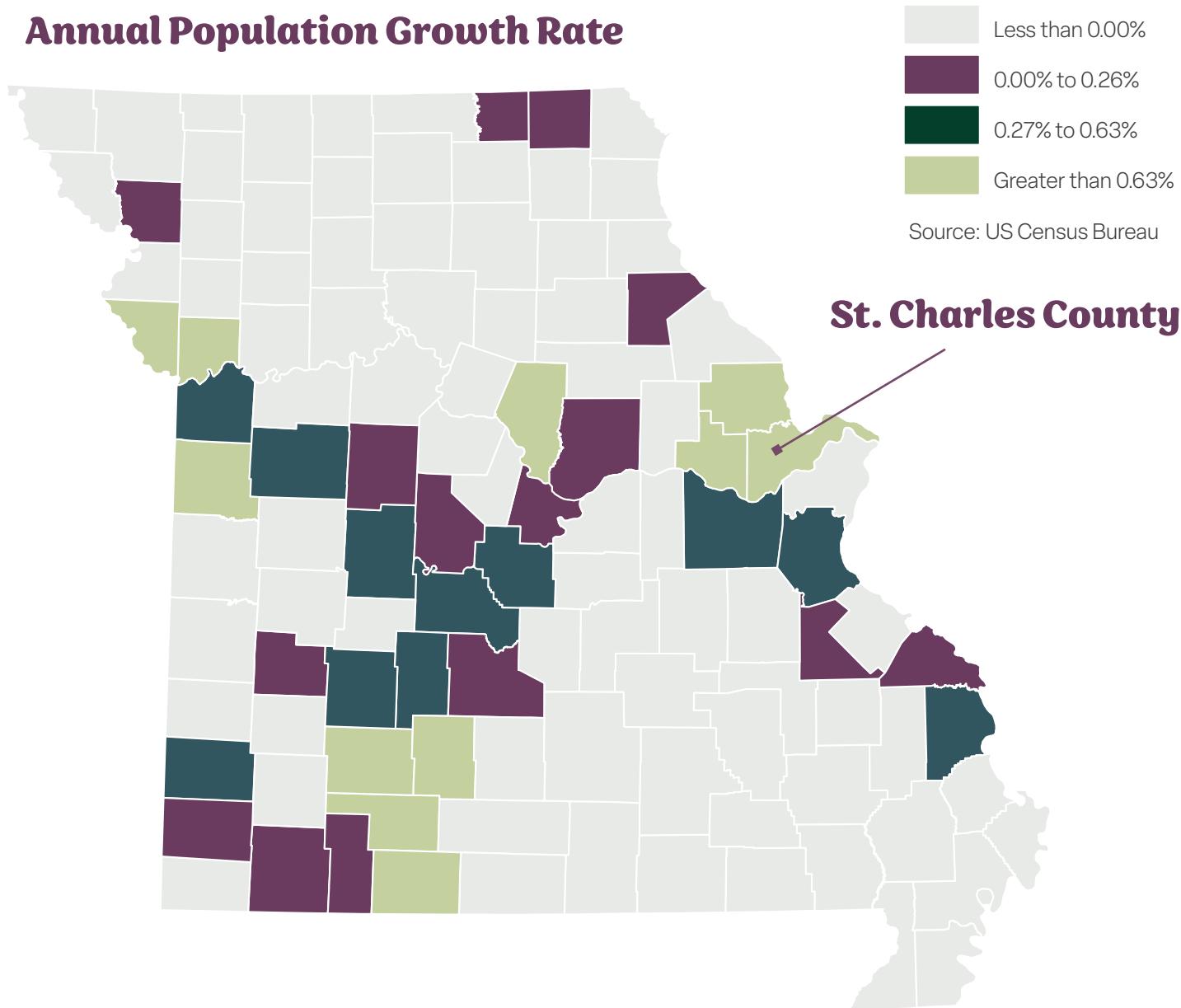
St. Charles County

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





CONTACT

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