

RETAIL PAD FOR LEASE

2911 Veterans Memorial Parkway
St. Charles, Missouri 63303

Prime Outparcel at Walmart-Anchored Power Center

±1.48 ACRES



PETSMART

Black Bear Diner

124,372 VPD

PANDA EXPRESS Applebee's

sam's club

Walmart

AT&T T-Mobile

Zumbuhl Road

Regency Pkwy

Veterans Memorial Pkwy

Schnucks

Chick-fil-E

ALDI

DOLLAR TREE

INTERSTATE 70

Colliers

-
- A map of the St. Charles Trade Area. A thick black outline defines the trade area boundary, which includes parts of several counties. Major highways shown include I-70, I-64, I-55, I-49, US-40, MO-94, and MO-160. Cities and towns labeled include Nixa, Oak Grove, Springfield, Joplin, St. Louis, St. Charles, Chesterfield, Ballwin, Kirkwood, Webster Groves, Creve Coeur, Overland, Florissant, Bellfontaine Neighbors, Jonesboro, Granite City, Cahokia, and Farmington. The Mississippi River is shown flowing through the eastern part of the area. A green star marks the location of St. Charles. A scale bar at the bottom right indicates distances from 0 to 20 miles. A legend box in the top left corner identifies the "Trade Area".

Of new job growth in the STL region

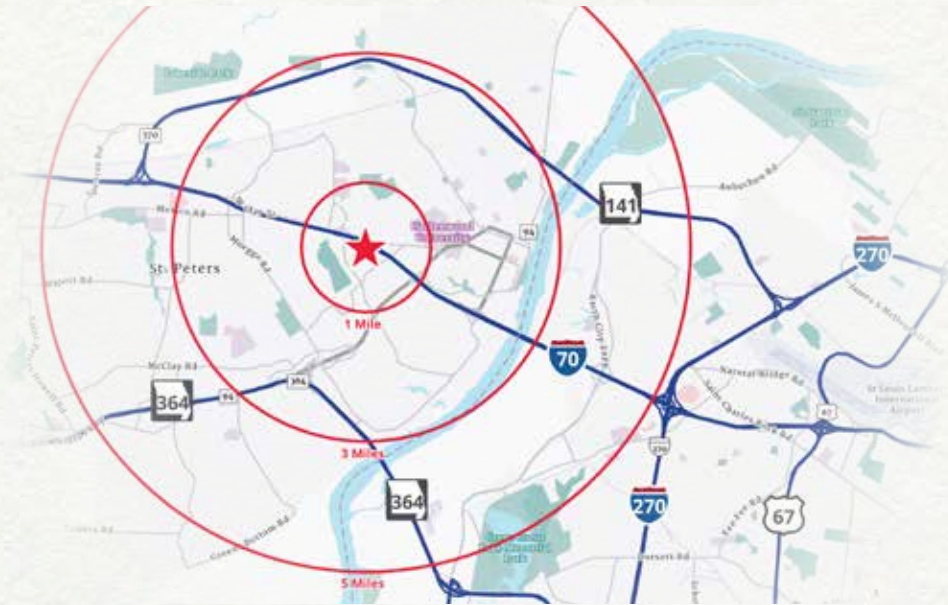
Fastest-growing county in Missouri

Population

Labor Shed

Source: www.sccmo.org

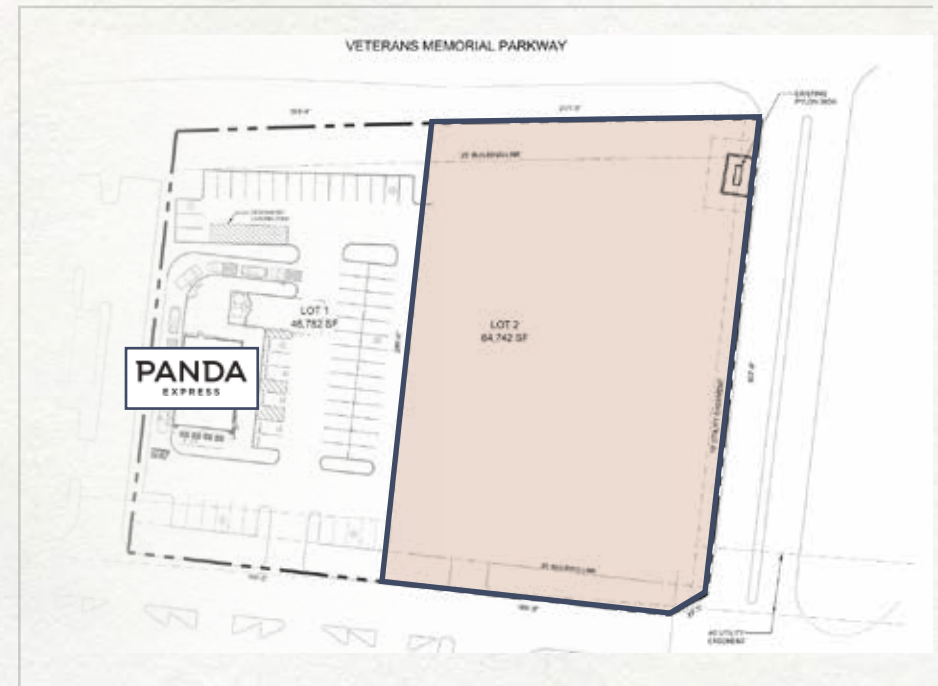
TRADE AREA & DEMOGRAPHICS



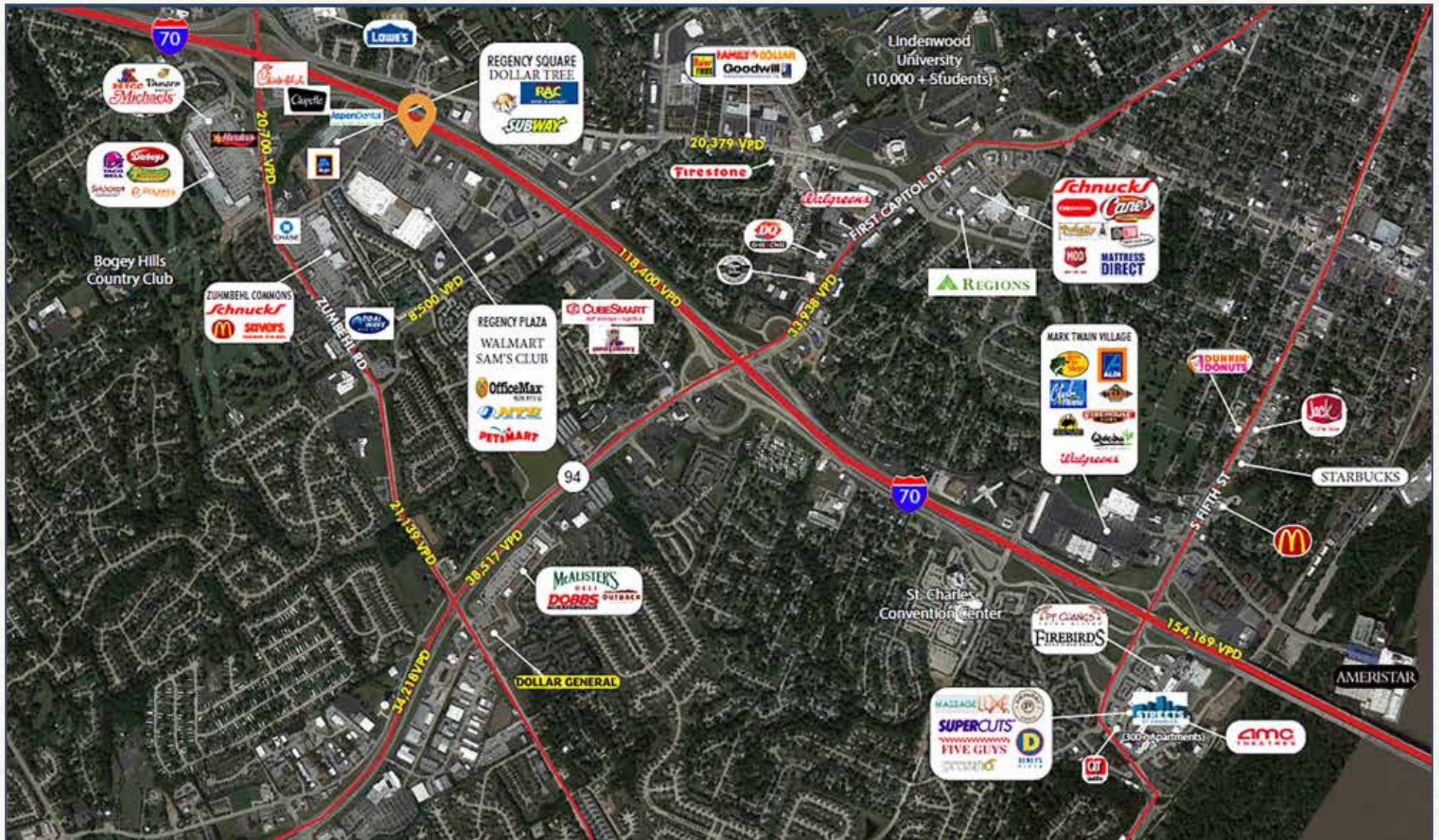
2025 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,388	71,722	59,257
Median Age	38.2	40.8	41.6
Bachelor's Degree or Higher	39.8%	45.9%	44.6%
Average Household Size	2.0	2.2	2.4
Average Household Income	\$91,501	\$111,903	\$119,161
Average Home Value	\$305,192	\$347,995	\$318,672
Daytime Population	12,436	73,872	72,888

KEY DEMOGRAPHIC HIGHLIGHTS

- **\$111,903** average household income within the 3 mile primary trade area
- **45.9%** bachelor's degree attainment within the primary trade area
- **73,872** daytime population within 3 miles



TRADE AERIAL



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