

**FOR LEASE**  
**Interstate Location at I-70 & Route A**  
**2+/- ACRES PAVED LOT w/ 2,000+/-SF of OFFICE & GARAGE**



Cornerstone Commercial Realty, Inc.  
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**12542 Veterans Memorial Pkwy**  
**Wentzville, MO 63385**  
**Formerly Tavers Auto & RV**  
**2,000 +/- SF on 2 +/- Acres**

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### PROPERTY HIGHLIGHTS

- **Building, Lot & Zoning:** 2,000 +/- SF Building on approximately 2 Acres, zoned "C-3" Highway Commercial District.
- **Amenities & Improvements:** Rare large concrete lot features all new concrete paving, LED site lighting, office building and garage/shop exterior upgraded, new landscaping, detention, and upgraded signage minimizing upfront tenant investment.
- **Potential Uses Include:** Automotive and vehicle-oriented operations; contractors and trade services (HVAC, electrical, plumbing, concrete, roofing); fleet, logistics, and last-mile delivery users; equipment rental, sales, or staging; utility, infrastructure, and service companies; outdoor storage users; landscaping, snow removal, and similar yard-intensive operations; and other commercial users benefiting from extensive paved outdoor space.
- **Prime Location:** Situated just west of I-70 & Route A/Freymuth Road Interchange with 2 curb cuts on Veterans Memorial Pkwy.
- **Thriving Environment:** Positioned within one of the St. Louis region's fastest growing submarkets with strong household incomes and expanding residential rooftops.
- **Strong Signage & Branding Opportunity:** High-traffic location with excellent visibility for your business and use of existing/lit monument sign.

### PROPERTY DEMOGRAPHICS

#### # of Daytime Employees

- 1-Mile : 1,158
- 5-Mile: 32,986
- 10-Mile: 71,453

#### Population

- 1-Mile : 5,075
- 5-Mile: 108,540
- 10-Mile: 245,014

#### Households

- 1-Mile : 2,022
- 5-Mile: 38,936
- 10-Mile: 88,660

#### Ave Household Income

- 1-Mile : \$117,261
- 5-Mile: \$123,873
- 10-Mile: \$123,139

**PROPERTY PHOTOS**



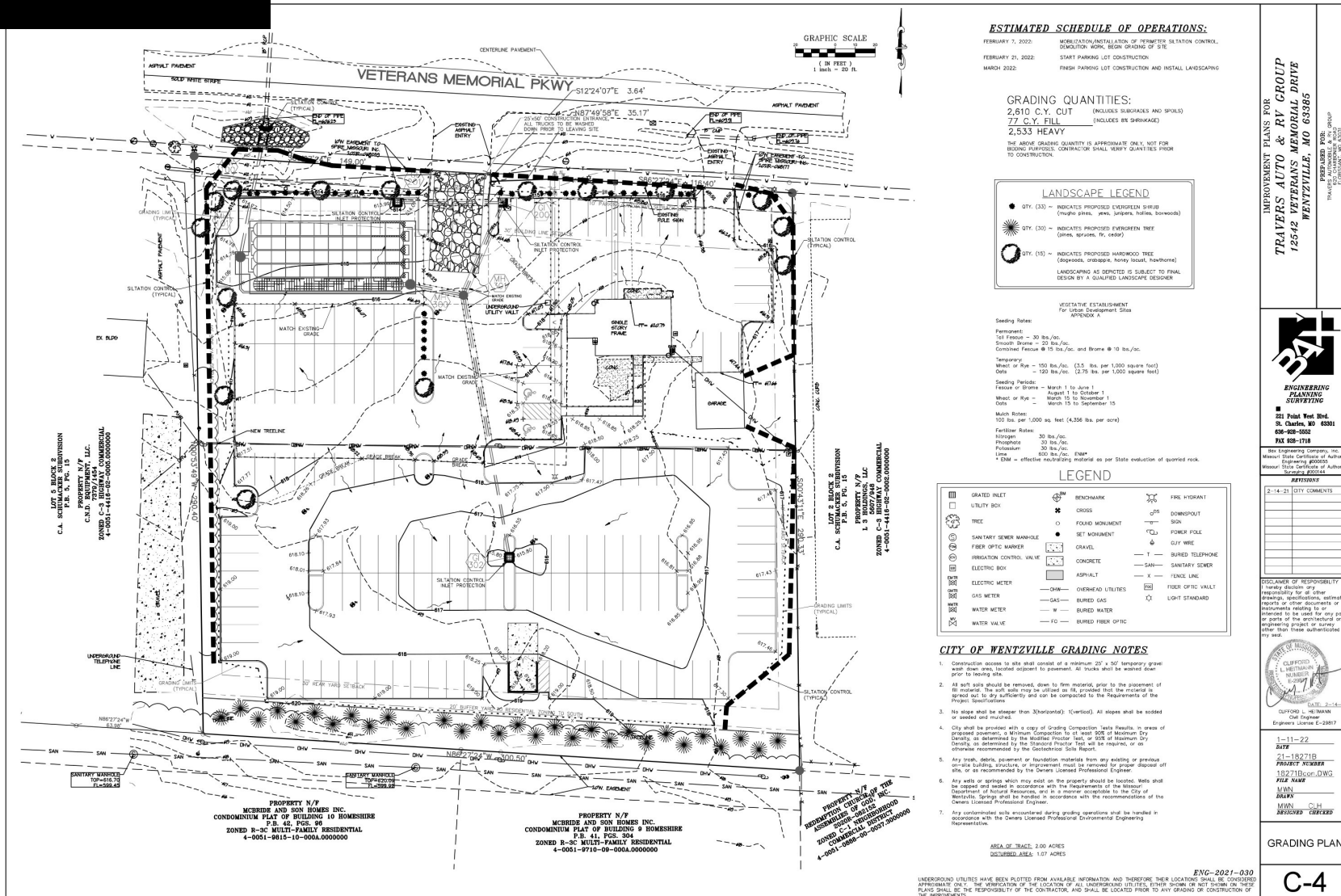
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**AERIAL**



**SITE PLAN**





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**FOR MORE INFORMATION**

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**INFORMATION DISCLOSURE:** The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

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