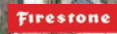


Highway 364 - 38,559 VPD



Town Square Ave - 10,621 VPD

Hawk Ridge Trail - 13,120 VPD



2 3

1

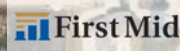
Highway 64 - 57,070 VPD

Technology Dr - 5,543 VPD

FOR SALE

PREMIER RETAIL
LOCATIONS AT
TOWN SQUARE AVE
& TECHNOLOGY DR
Dardenne Prairie, MO

LUXE
TREE
BEAUTY
and





TOWN SQUARE AVE & TECHNOLOGY DR

AERIAL + DETAILS

JOSH JENKINS

O: 314.408.7400

M: 636.328.4828

Josh@LCGCap.com

NICK HARTIG

O: 314.408.7400

M: 314.805.9779

Nick@LCGCap.com

DEMOGRAPHICS

1 mile 3 miles 5 miles

POPULATION 11,249 68,689 137,940

HOUSEHOLDS 4,462 26,035 51,505

EMPLOYEES 8,981 54,686 109,984

MED HH INCOME \$114,378 \$164,474 \$126,075

For Sale: 3 Parcels (Total: 7.08 acres)

- Parcel 1: 2.55 acres – \$666,468 (\$6.00 psf)
- Parcel 2: 3.15 acres – \$823,284 (\$6.00 psf)
- Parcel 3: 1.38 acres – \$360,676 (\$6.00 psf)

Total: \$1,850,428

Asking Price: \$6.00 psf

Excellent visibility from Highway
64/40 & Highway N

Visible by 70,000+ vehicles per day

