



FOR SALE

PREMIER RETAIL LOCATIONS AT TOWN SQUARE AVE & TECHNOLOGY DR

Dardenne Prairie, MO



Hawk Ridge Trail - 13,120 VPD

Highway 364 - 38,559 VPD

Town Square Ave - 10,621 VPD

Highway 64 - 51,070 VPD

Technology Dr - 5,543 VPD



TOWN SQUARE AVE & TECHNOLOGY DR

AERIAL + DETAILS

DEMOGRAPHICS

1 mile 3 miles 5 miles

	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

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