

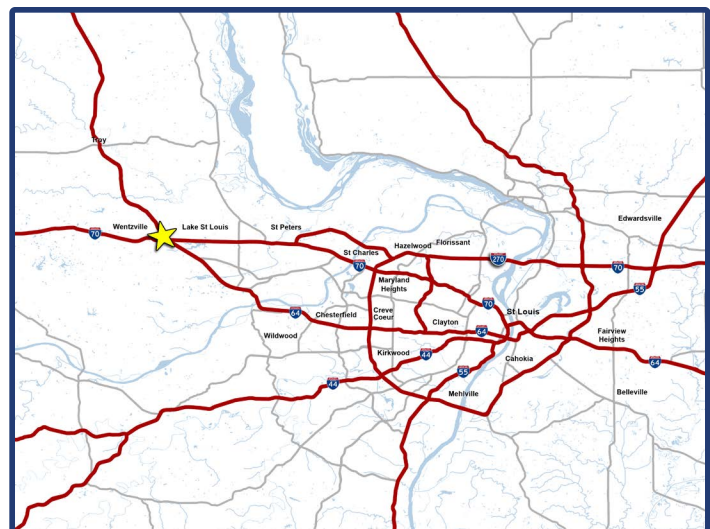


FOR LEASE

SPACE AVAILABLE
1,290 SF

DESCRIPTION

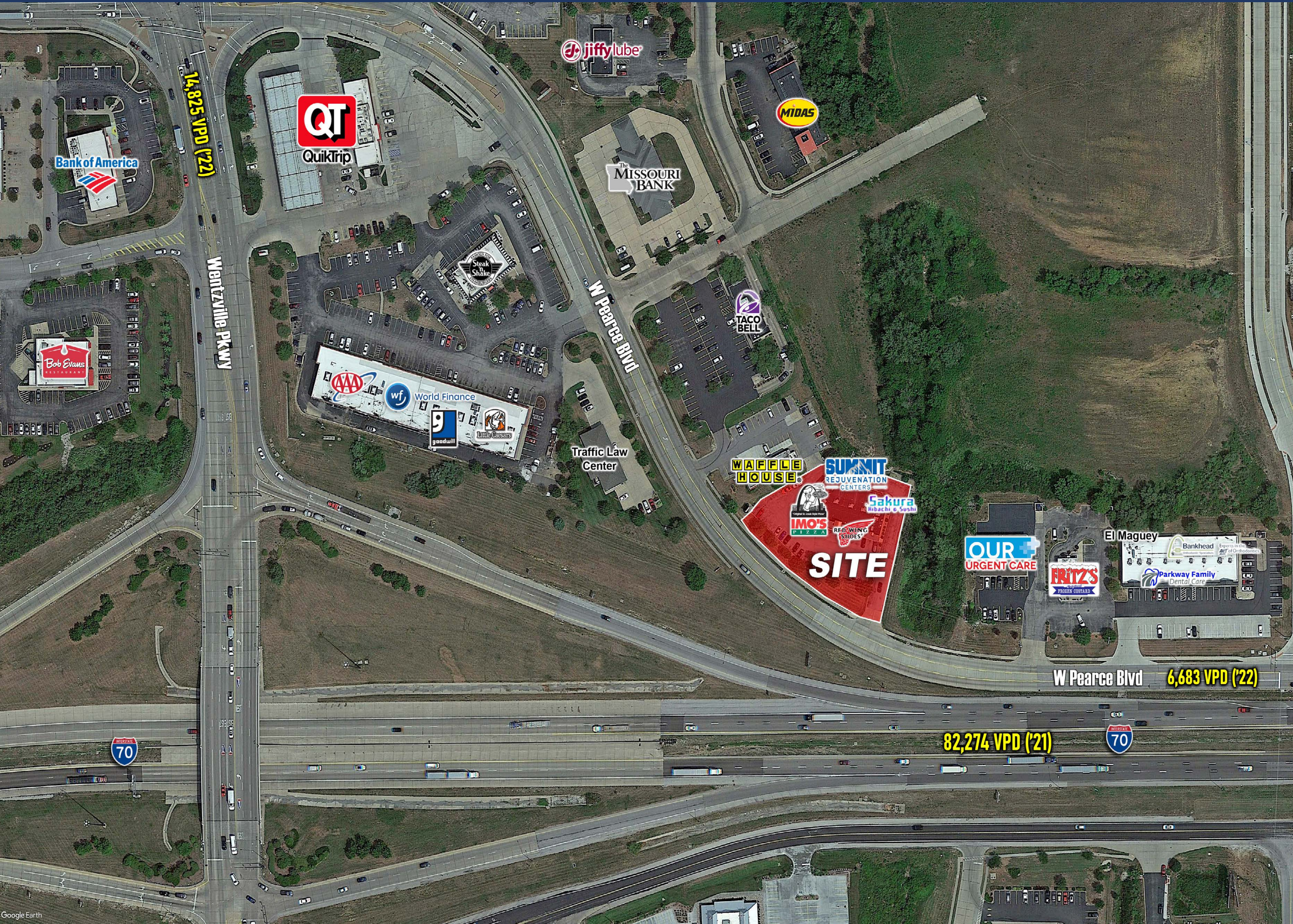
- In-line space available
- Located on W Pearce east of Wentzville Pkwy
- Excellent exposure to I-70
- Tenants include: Imo's Pizza, Red Wing Shoes, Summit Rejuvenation & Sakura Hibachi & Sushi
- \$25.00 PSF NNN



RETAIL AERIAL

RETAIL CENTER

1123 W. PEARCE BLVD | WENTZVILLE, MISSOURI 63385



LOCATION

Located on W Pearce east of Wentzville Pkwy

DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2022 Population	3,401	43,644	65,707
Households	1,290	14,931	23,121
Avg. HH Income	\$85,389	\$122,514	\$124,749

TRAFFIC COUNTS

W Pearce Blvd: 6,683 VPD (ESRI 2022)

I-70: 82,274 VPD (MODOT 2021)

Wentzville Pkwy: 14,825 VPD (ESRI 2022)

AREA RETAILERS



FOR INFORMATION (314) 567-9944

BRAD BUSCH

BRAD.BUSCH@STLCOREALTY.COM

ST. LOUIS COMMERCIAL REALTY

WWW.STLCOREALTY.COM

727 CRAIG RD. SUITE 100

ST. LOUIS, MO 63141

ST. LOUIS

COMMERCIAL

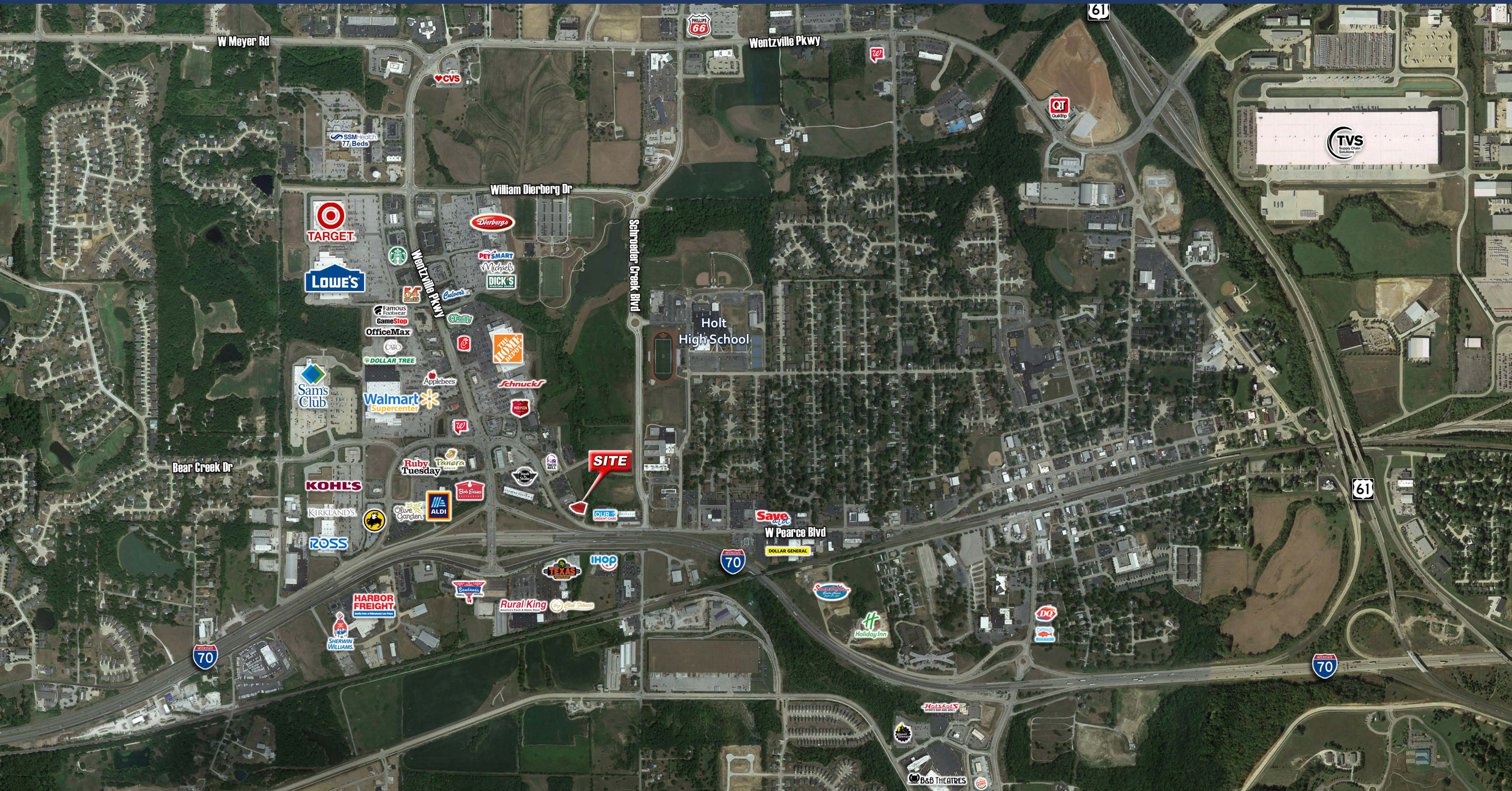
REALTY

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TRADE AERIAL

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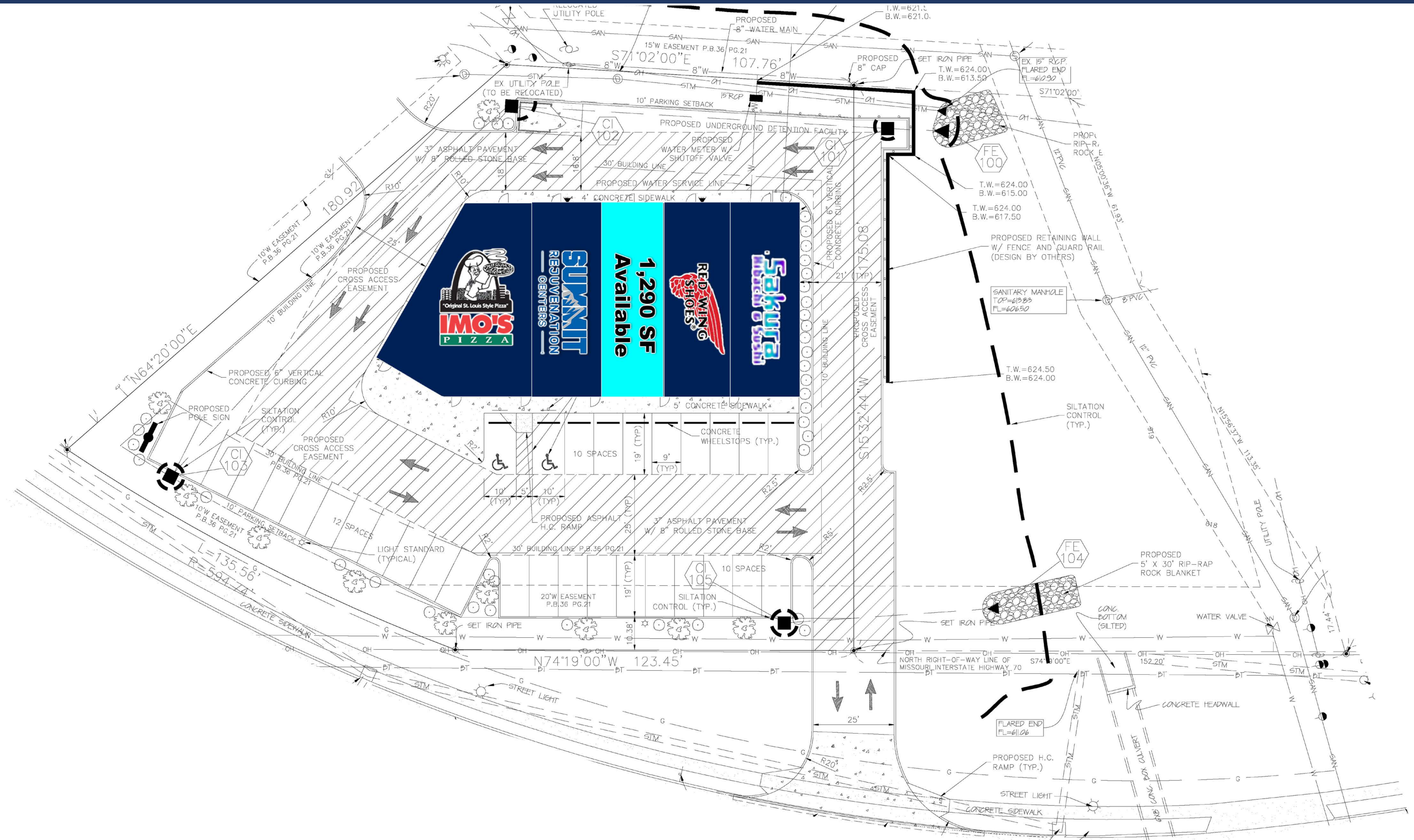
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SITE PLAN

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2022 DEMOGRAPHICS



Population

1-Mile	3,401
3-Mile	43,644
5-Mile	65,707



Average Household Income

1-Mile	\$85,389
3-Mile	\$122,514
5-Mile	\$124,749



Number of Households

1-Mile	1,290
3-Mile	14,931
5-Mile	23,121



Daytime Population

1-Mile	8,246
3-Mile	39,911
5-Mile	56,430

