



FOR LEASE

Fully Improved Concrete Lot 2,000 +/- SF Building



For Lease →

12542 Veterans Memorial Dr. Wentzville, MO 63385

CONTACT US

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Cornerstone Commercial Realty, Inc. 8000 Maryland Avenue, Suite 1120 St. Louis, MO 63105 www.ccr-stl.com

Property Details

- > 12542 Veterans Memorial Parkway Wentzville, MO 63385
 - \rightarrow 2+/- Acres with 2,000 +/- SF of Buildings

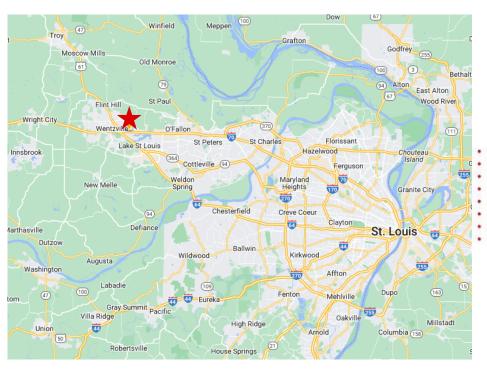
Cornerstone

Commercial Realty, Inc.

- > Prime Location: Just West of I-70 & Route A/Freymuth Rd Interchange with 2 Curb Cuts on Veterans Memorial Pkwy
- > Enhanced Signage: Large Monument Sign and Building Signage Available
- > Recent Property Improvements: All New Concrete Lot, LED Lights, Exterior Building Upgrades, Landscaping, Detention and Signage
- > Formerly Travers Automotive & RV
 - In addition to automotive related sales use, Property offers Multi-Use Potential with "C-3" HWY Commercial Zoning
- > Take advantage and become a part of the dynamic and highly sought after Wentzville market
- > FOR LEASE: \$8,733/Month
 (Plus RE Taxes, Insurance and Tenant to Self Maintain CAM)

2024 Demographics

RADIUS	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 Mile	5,082	2,004	\$101,906
5 Mile	103,380	38,059	\$118,442
10 Mile	240,938	86,828	\$118,573



Traffic Counts

▶ I-70: 85,584 VPD

▶ I-64: 78,897 VPD

Veterans Memorial Pkwy: 2,240 VPD

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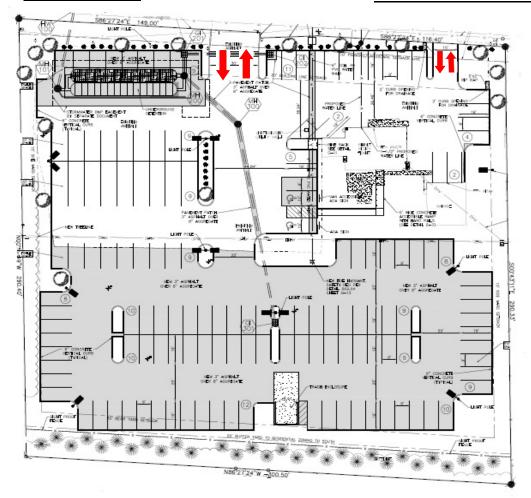
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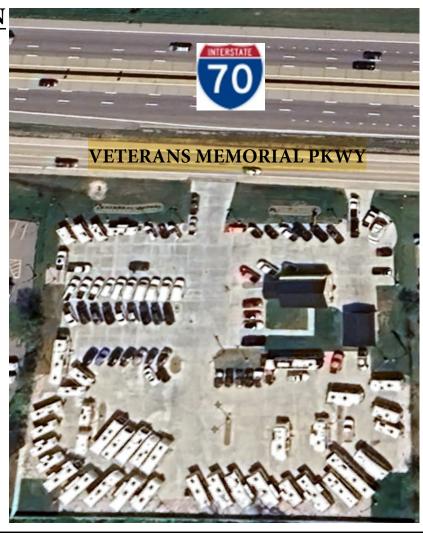




SITE PLAN

AERIAL DEPICTION





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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.