

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



For Lease →

12542 Veterans Memorial Dr.  
Wentzville, MO 63385

**CONTACT US**

Jason Morgan  
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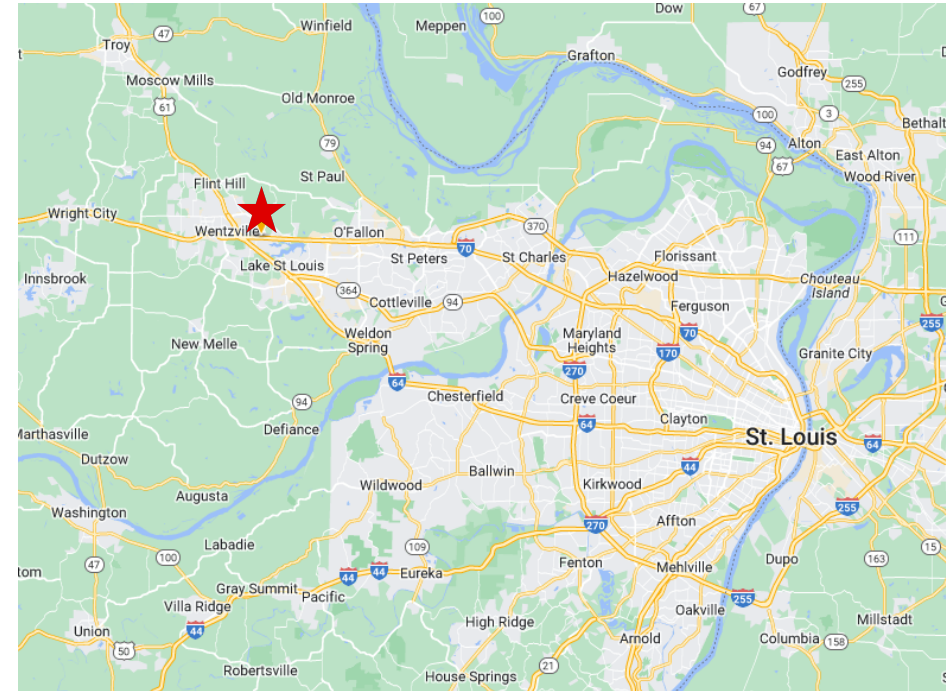
Tommy Leonard  
314.675.5240 | tleonard@ccr-stl.com

## Property Details

- › 12542 Veterans Memorial Parkway  
Wentzville, MO 63385
  - › 2+/- Acres with 2,000 +/- SF of Buildings
  - › 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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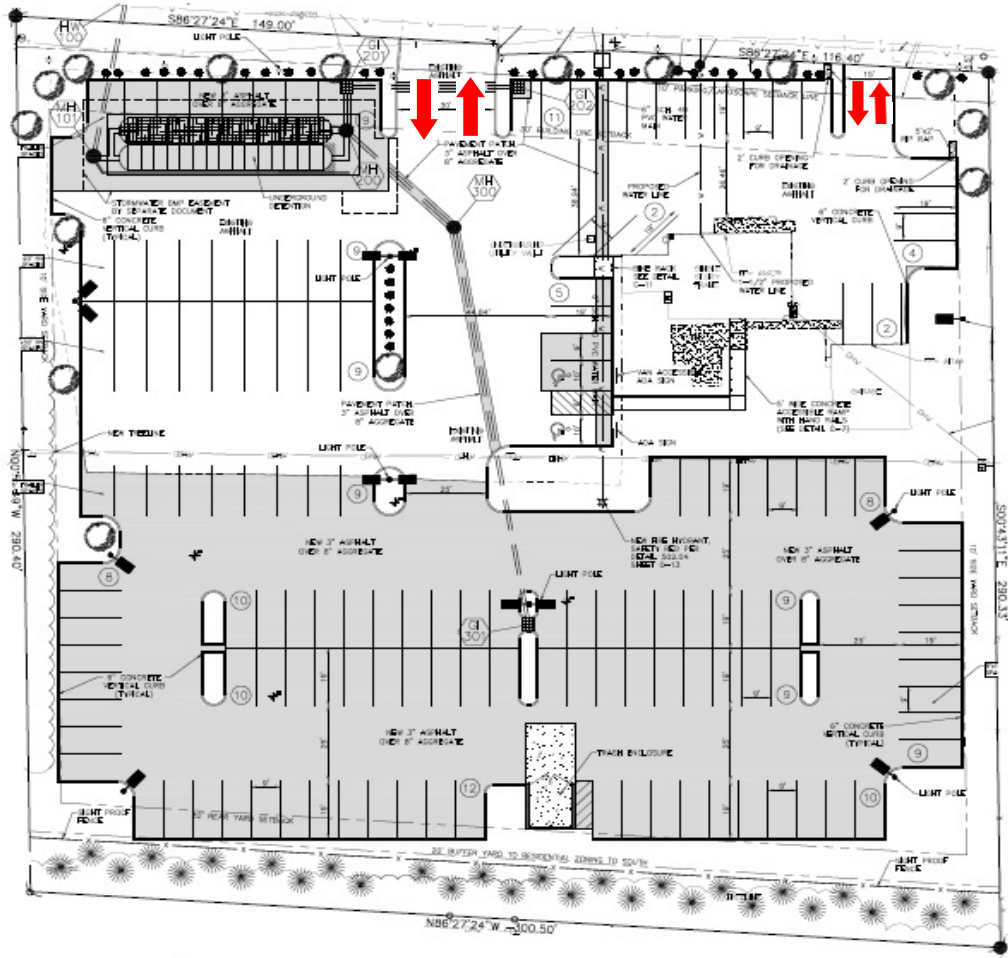
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## SITE PLAN



## AERIAL DEPICTION



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