

LOWE'S

DAISO
FAMOUS footwear
GameStop
palm beach tan

Burlington

DOLLAR TREE
CAFO
AT&T
SportClips
HAIRCUTS

sam's club

Walmart

Applebees

Walgreens

SITE

W PEARCE BLVD

WENTZVILLE PARKWAY

24 Hours (2024)

11,744 (2024)

PAD SITE AVAILABLE FOR LEASE

1991 WENTZVILLE PARKWAY
WENTZVILLE, MO

Calver's

TOTAL ACCESS URGENT CARE

Remedy AUTO CARE

54 STREET SPORTS & GEAR

HN

White Castle

PIZZA HUT

Chick-fil-A

THE HOME DEPOT

FIREHOUSE SUBS
FOUNDED BY FIREFIGHTERS

Schnucks

CHIPOTLE MEXICAN BOWL

Commerce Bank

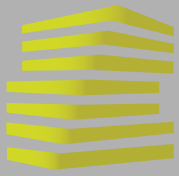
LOCATION. commercial real estate

Panera

Rite Zone

Bank of America

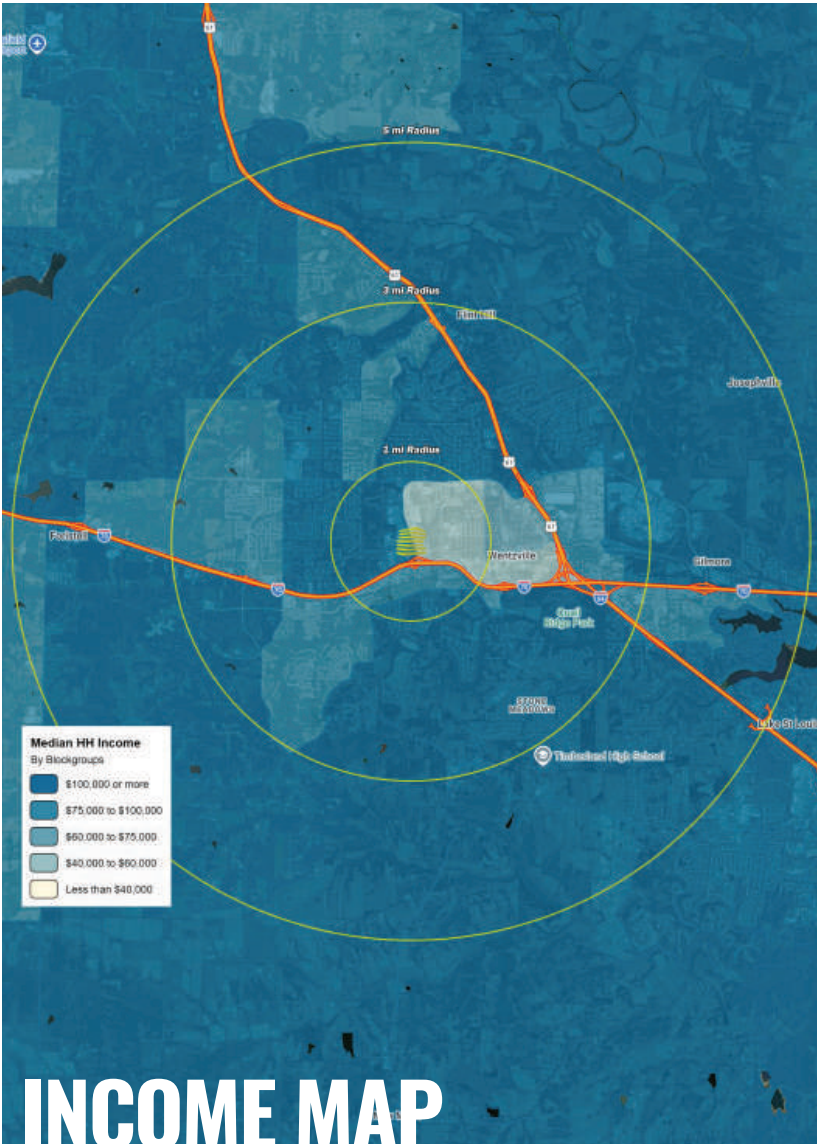
QT



1991 WENTZVILLE PKWY

NEIGHBORHOOD VIBE

BILL SIEMS
314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@LocationCRE.com



TRADE AREA OVERVIEW

SITUATED AT THE INTERSECTION OF I-70 AND I-64/MO-61, WENTZVILLE IS A WESTERN ST. LOUIS SUBURB AND IS KNOWN AS THE "CROSSROADS OF THE NATION." AS THE HOME OF THE COUNTY FAIRGROUNDS, WENTZVILLE HOSTS THE ANNUAL ST. CHARLES COUNTY FAIR, THE ST. LOUIS RENAISSANCE FAIRE, AND WENTZVILLE DAYS FAIR AND MUSIC FESTIVAL.

THE CITY'S LARGEST EMPLOYER IS GENERAL MOTORS WHICH OPERATES AN ASSEMBLY PLANT EMPLOYING 4,300 WORKERS BUILDING BOTH FULL-SIZE VANS AND MID-SIZE PICK UP TRUCKS. GENERAL MOTORS OFFICIALS ARE PLANNING A \$1 BILLION EXPANSION PROJECT AT THE COMPANY'S WENTZVILLE ASSEMBLY PLANT. OTHER MAJOR EMPLOYERS INCLUDE THE WENTZVILLE R-IV SCHOOL DISTRICT, ETRAILER CORP. AND SSM ST. JOSEPH HEALTH CENTER. WENTZVILLE IS HOME TO MISSOURI'S FASTEST GROWING SCHOOL DISTRICT, AVERAGING WELL OVER 500 NEW STUDENTS EACH YEAR. THE DISTRICT CURRENTLY HAS OVER 16,000 STUDENTS, K-12 WITH 12 ELEMENTARY SCHOOLS, 3 MIDDLE SCHOOLS, AND 3 HIGH SCHOOLS.

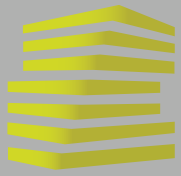
WENTZVILLE HAS AND CONTINUES TO EMBRACE GROWTH, WITH SUBSTANTIAL INVESTMENT IN PUBLIC INFRASTRUCTURE, INCLUDING ROADS, UTILITIES AND PARKS, WHICH HAS SPAWNED AND SUPPORTED CONSISTENT AND SIGNIFICANT RESIDENTIAL AND COMMERCIAL GROWTH. EXAMPLES OF THE GROWTH AND STRENGTH OF THIS COMMUNITY ARE THE NEWLY COMPLETED, STATE OF THE ART CITY HALL, LAW ENFORCEMENT CENTER, AND REC CENTER, LOCATED IMMEDIATELY ADJACENT TO THE MIXED-USE PROJECT, WHICH WERE COMPLETED BY THE CITY WITHOUT INCURRING ANY DEBT.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	5,208	46,283	67,845
HOUSEHOLDS	1,990	16,390	24,459
EMPLOYEES	4,620	12,474	18,384
MED HH INCOME	\$96,292	\$110,156	\$114,114

AREA RETAIL | RESTAURANTS

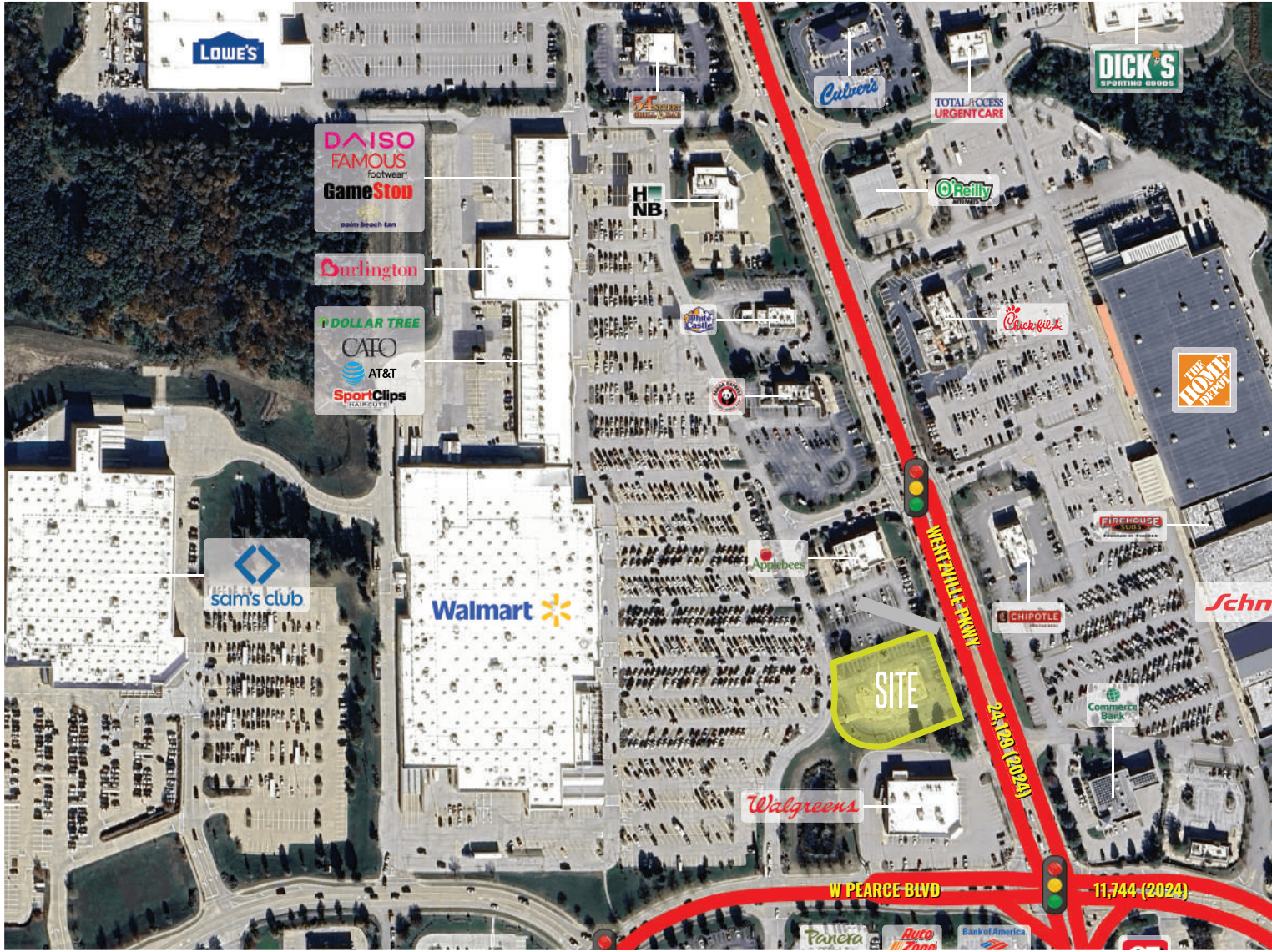




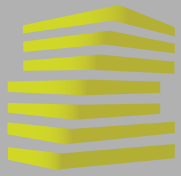
1991 WENTZVILLE PKWY

ZOOM AERIAL & DETAILS

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- FULLY PREPARED PAD SITE IN FRONT OF WENTZVILLE CROSSROADS MARKETPLACE
- WENTZVILLE CROSSROADS IS ANCHORED BY WALMART, BURLINGTON, FAMOUS FOOTWEAR, & DAISO
- WENTZVILLE IS THE REGION'S FASTEST GROWING TRADE AREA, AND THIS SITE IS IN THE HEART OF THE TRADE AREA
- EXCELLENT ACCESS AND VISIBILITY TO OVER 24,000 VPD ON WENTZVILLE PKWY
- GREAT ACCESS TO NEARBY I-70
- CALL BROKER FOR PRICING



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