

# FOR SALE

## 1.52 Acre Developed Lot

East Pearce Blvd, Downtown Wentzville MO 63385



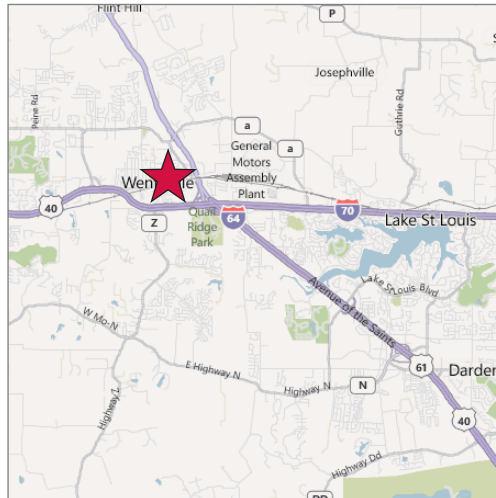
- \* Stefanina's Rest.
- \* West Allen Grill
- \* McDonalds
- \* KFC
- \* Valvoline Oil
- \* Papa Johns
- \* Dominos Pizza
- \* Subway
- \* Napa Auto Parts
- \* Save-A-Lot

### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	4,146	29,527	46,668
Households	1,562	10,934	17,061
Avg HH Inc.	\$64,863	76,452	85,766

### Traffic Counts

- 10,577 VPD on E. Pearce
- 59,158 VPD on I-70
- 34,850 VPD on Hwy 61



### Property Highlights

- 1.5 Ac developed lot (divisible to 0.71 Ac)
- Located in Village Center Corridor District
- Permitted uses include retail, office or lodging
- Level lot, public utilities to site
- 407' of frontage

### New Sale Price

\$562,795.00 (\$8.50 psf)

### Contact



Commercial Real Estate Services, Worldwide.

Brenda Lowder  
 314 994 2327 Direct  
 314-952-5238 Mobile  
 blowder@naidesco.com

N. Nadine Boon  
 314 994 2326 Direct  
 314 608 9899 Mobile  
 nboon@naidesco.com

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