

# FOR SALE / LEASE

## Office / Retail on 0.98 Acre

411 W. Pearce Blvd, Wentzville MO 63385

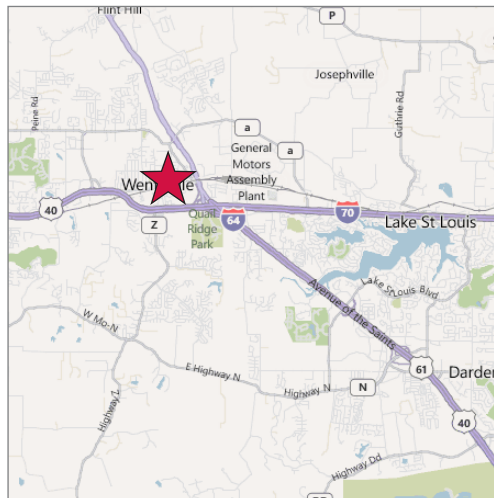


### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	3,875	28,885	46,705
Households	1,477	10,662	17,701
Avg HH Inc.	\$65,599	75,690	85,618

### Traffic Counts

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



### Property Highlights

- 6,000 SF building on 0.98 Ac lot
- 1,500 SF minimum divisible
- Full brick office/retail building recently updated for use as a daycare facility with fenced rear yard or potential additional parking
- Upper & lower entrances
- Building signage available
- Fully sprinklered

### Sale Price / Lease Rate

\$900,000 / \$11.00 psf, NNN

### Contact

# NAIDESCO

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

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 | St Louis MO 63105  
Phone 314 994 4444 | Fax 314 994 4088  
www.naidesco.com | info@naidesco.com

# AERIAL

411 W. Pearce Blvd, Wentzville MO 63385



## Contact

**NAIDESCO**  
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

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 | St Louis MO 63105  
Phone 314 994 4444 | Fax 314 994 4088  
www.naidesco.com | info@naidesco.com