

Wentzville Estate

712 W. Pearce Blvd.
Wentzville, Missouri

FOR LEASE:

Lloyd Jones
lloyd@rljonesproperties.com
314.574.9412



Available:

- ▶ 6,515 +/- SF subdividable space available for lease

Specifications

Zoning: C-3 Commercial
Traffic Count: 17,283 VPD

Features:

- ▶ Excellent Visibility
- ▶ Close access to Highway 40 & Highway 70
- ▶ Growing Community
- ▶ Up to 16,000 SF Available for lease, will subdivide

| Demographics | 1 mile | 3 mile | 5 mile |
|-------------------------|----------|----------|----------|
| Total Population | 3,141 | 31,458 | 46,973 |
| Households | 1,219 | 10,699 | 16,551 |
| Median Household Income | \$58,873 | \$71,984 | \$72,139 |



RL Jones Properties

17195 New College Ave.
Wildwood, MO 63040
Phone| 636.287.2700
Fax| 636.287.2703
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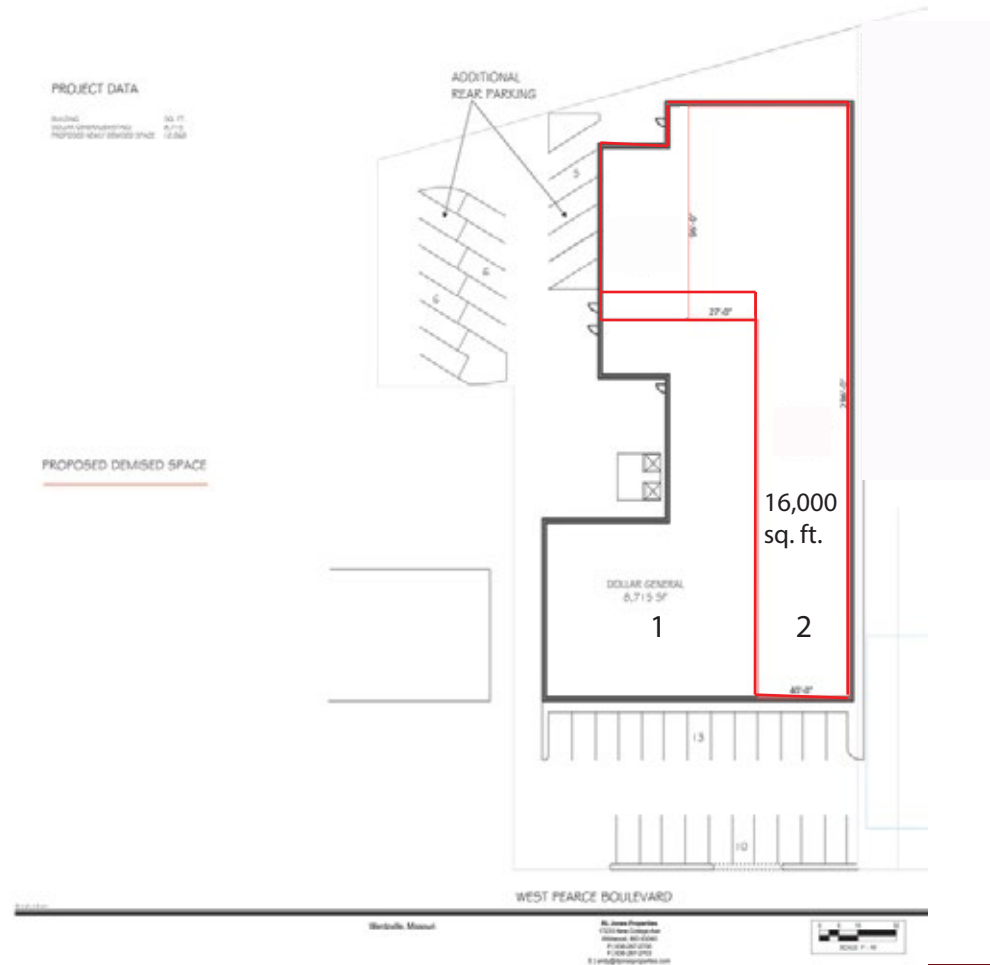
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Site Plan

| SPACE | TENANT | SF |
|-------|----------------|--------|
| 1 | Dollar General | 8,715 |
| 2 | AVAILABLE | 16,000 |



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