

FOR LEASE

WELDON SPRING PROFESSIONAL CENTRE I & II

5933 S HIGHWAY 94 & 500 HUBER PARK COURT
WELDON SPRING, MISSOURI 63304



Featuring:

- Ample parking
 - Excellent Exposure to Hwy 94
 - Convenient location to Hwy 94 and Hwy 40/64
 - Professional Office Park location
 - Competitive Lease Rates
- Zoned General Commercial**

TRAFFIC COUNT

ON HIGHWAY 94

41,636

VEHICLES PER DAY

DEMOGRAPHICS

| | <u>3 mile</u> | <u>3 mile</u> | <u>5 mile</u> |
|--------------------------|---------------|---------------|---------------|
| AVERAGE HOUSEHOLD INCOME | \$87,920.20 | \$94,213.00 | 96,917.66 |
| POPULATION | 3,547 | 21,036 | 64,568 |



636-946-0761

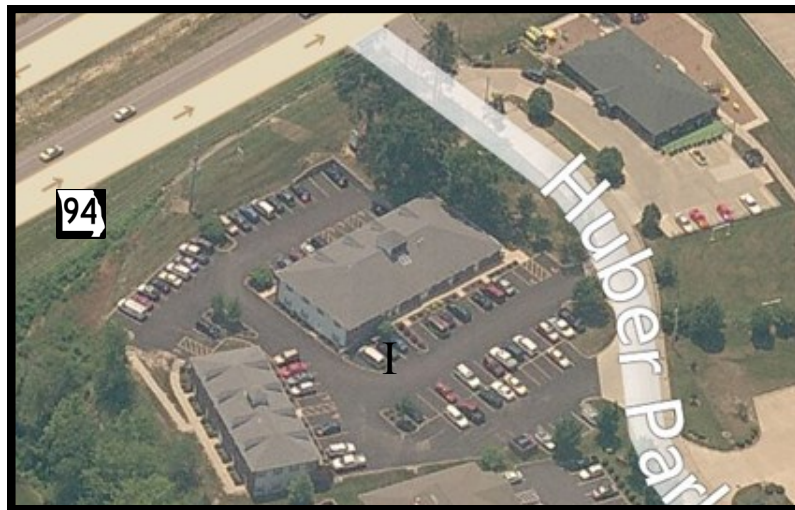
www.corporategrp.com

Commercial/Residential Real Estate * Leasing
Sales * Tenant Rep * Management * Development
2500 S Old Hwy 94, Suite 200, St. Charles MO 63303

Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Seller, Agents and Broker make NO representation as to the conditions of the property and recommend that the purchaser investigate fully. If your property is listed with another Broker this is not a solicitation for that business.

WELDON SPRING PROFESSIONAL CENTRE I & II

5933 S Highway 94 & 500 Huber Park Court
St. Charles, MO 63304



636-946-0761

www.corporategrp.com



Commercial/Residential Real Estate * Leasing
Sales * Tenant Rep * Management * Development

2500 S Old Hwy 94, Suite 200, St. Charles MO 63303

Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Seller, Agents and Broker make NO representation as to the conditions of the property and recommend that the purchaser investigate fully. If your property is listed with another Broker this is not a solicitation for that business.