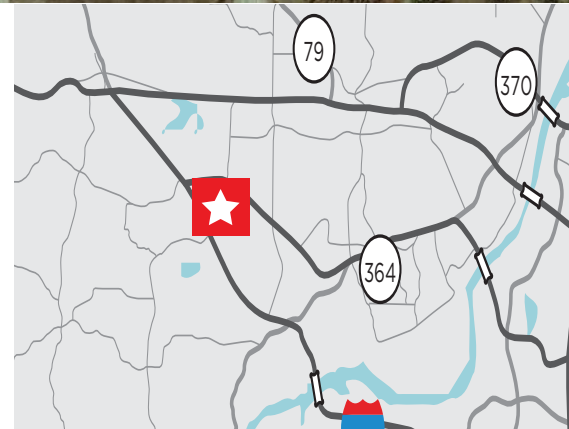




**2708 Technology Drive  
Dardenne Prairie, MO 63368**

**Property Highlights**

- 1.12 Acre Bank-Owned Commercial Outlot in Dardenne Towne Square
- Anchored by Target, JC Penney, & Schnucks Supermarket
- Visibility from I-64/40 (52,400 VPD) and Hwy N
- Extremely Strong Demographics
- Two Curb Cuts on Technology Drive
- All Utilities Available to Site
- Zoned “C-3” Retail Commercial District – City of Dardenne Prairie
- 2018 Real Estate Taxes: \$7,769
- **Sale Price: \$388,000 (\$7.95/SF)**

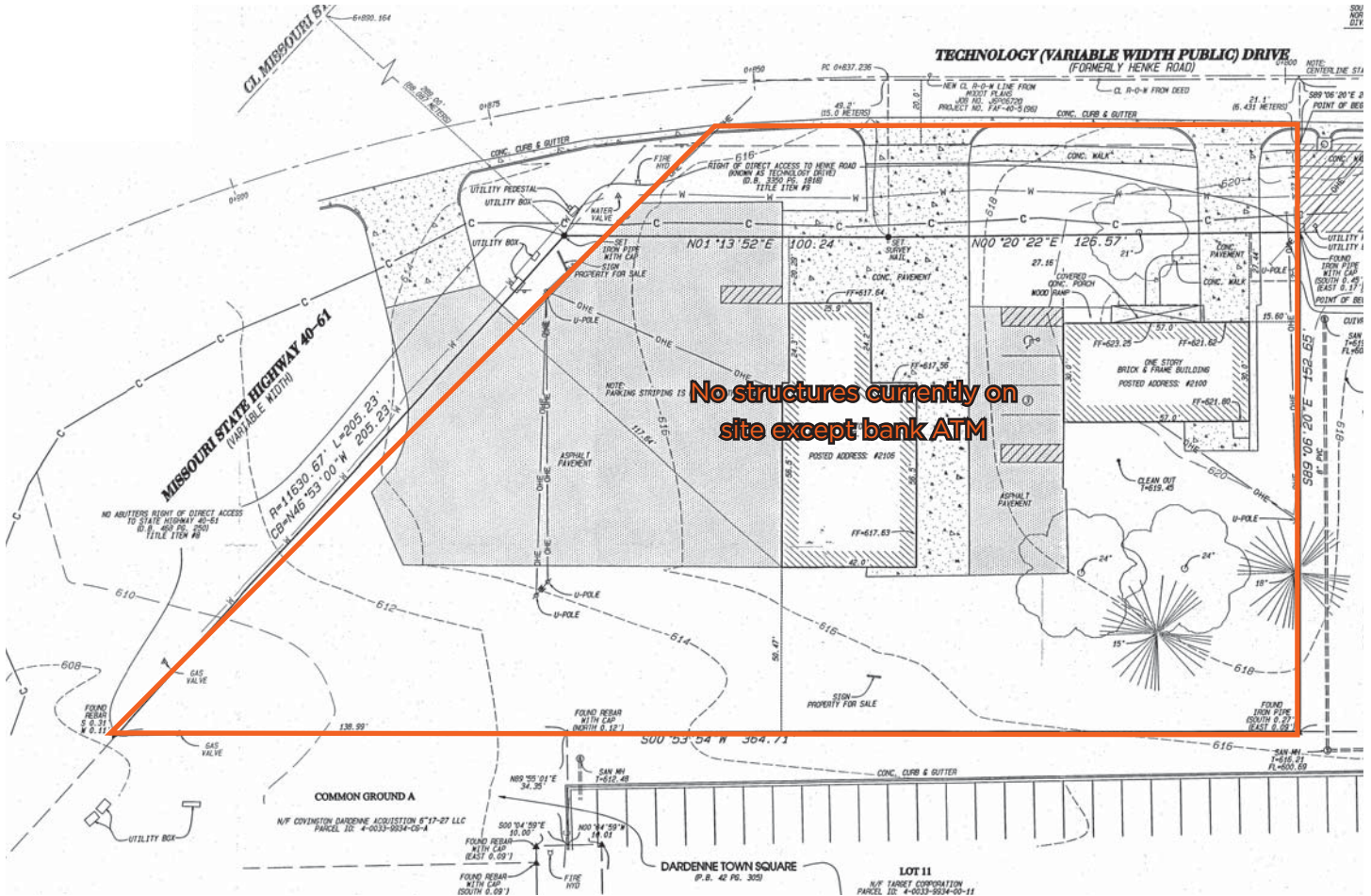


**Keith Schneider, CCIM, SIOR**  
Senior Director  
+1 314 520 2747  
keith.schneider@cushwake.com

**Joe Schneider, CCIM**  
Associate  
+1 636 578 6069  
joe.schneider@cushwake.com

1551 Wall Street, Suite 200  
St. Charles, MO 63303  
main +1 636 949 9797  
fax +1 636 949 8955  
**cushmanwakefield.com**

Survey



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## Demographics

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	6,157	48,776	106,135
Households	2,336	17,675	37,694
Families	1,775	13,447	29,093
Average Household Size	2.64	2.75	2.81
Owner Occupied Housing Units	1,921	14,508	31,496
Renter Occupied Housing Units	415	3,167	6,198
Median Age	34.2	35.9	35.1
<b>2018 Summary</b>			
Population	7,259	57,722	122,723
Households	2,788	20,974	43,649
Families	2,089	15,771	33,363
Average Household Size	2.60	2.74	2.80
Owner Occupied Housing Units	2,375	17,681	37,079
Renter Occupied Housing Units	413	3,293	6,570
Median Age	35.7	37.0	36.4
Median Household Income	\$95,024	\$87,455	\$84,824
Average Household Income	\$115,423	\$108,952	\$105,397
<b>2023 Summary</b>			
Population	8,209	63,496	134,128
Households	3,167	23,117	47,768
Families	2,356	17,291	36,352
Average Household Size	2.59	2.74	2.80
Owner Occupied Housing Units	2,684	19,499	40,672
Renter Occupied Housing Units	483	3,618	7,096
Median Age	35.5	37.6	37.1
Median Household Income	\$106,176	\$101,042	\$97,422
Average Household Income	\$134,361	\$125,864	\$121,637
<b>Trends: 2018-2023 Annual Rate</b>			
Population	2.49%	1.93%	1.79%
Households	2.58%	1.96%	1.82%
Families	2.43%	1.86%	1.73%
Owner Households	2.48%	1.98%	1.87%
Median Household Income	2.24%	2.93%	2.81%

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