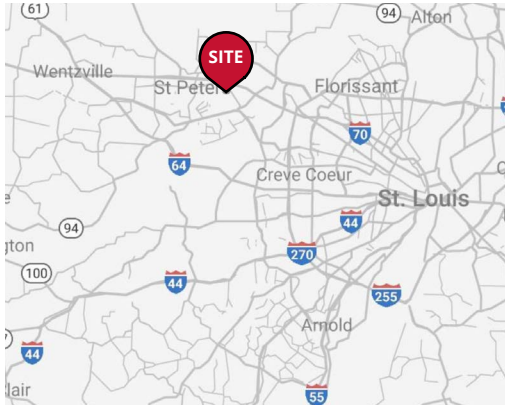




2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

10,539 | 81,688 | 173,688



Daytime Population

6,616 | 52,784 | 122,881



Median Household Income

\$104,433 | \$93,557 | \$97,802



RETAIL FOR SALE OR GROUND LEASE

2601 Old Muegge Road | St. Charles, Missouri 63303

1.22 Acres | Sale Price: \$1,200,000 | Lease Rate: Call for Details

PROPERTY DETAILS

Drive-thru opportunity

Perfect for owner-user

Great visibility to first site in the trade area

Easy access to I-70

Muegge Road - 20,700 VPD

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John Shuff

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PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial

