

LOWE'S

DAISO  
FAMOUS footwear  
GameStop  
palm beach tan

Burlington

DOLLAR TREE  
CAFO  
AT&T  
SportClips HAIRGUTS

sam's club

Walmart

54 CORNER  
SHELL & GAS

HN

White-Castle

SPIN ENERGY

Applebees

Walgreens

Culver's

TOTAL ACCESS  
URGENT CARE

O'Reilly  
AUTO PART

Chick-fil-e

THE HOME DEPOT

FIREHOUSE  
SUBS  
FOUNDED BY FIREMEN

CHIPOTLE  
RESTAURANT

Schnucks

Commerce  
Bank

WENTZVILLE PARKWAY

21,691 (2025)

W PEARCE BLVD

12,260 (2025)

Panera  
BREAD & BUTTER

Auto  
Zone

Bank of America

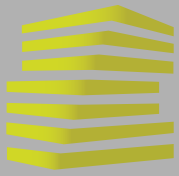
QT

# PAD SITE AVAILABLE FOR LEASE

1991 WENTZVILLE PARKWAY  
WENTZVILLE, MO

SITE

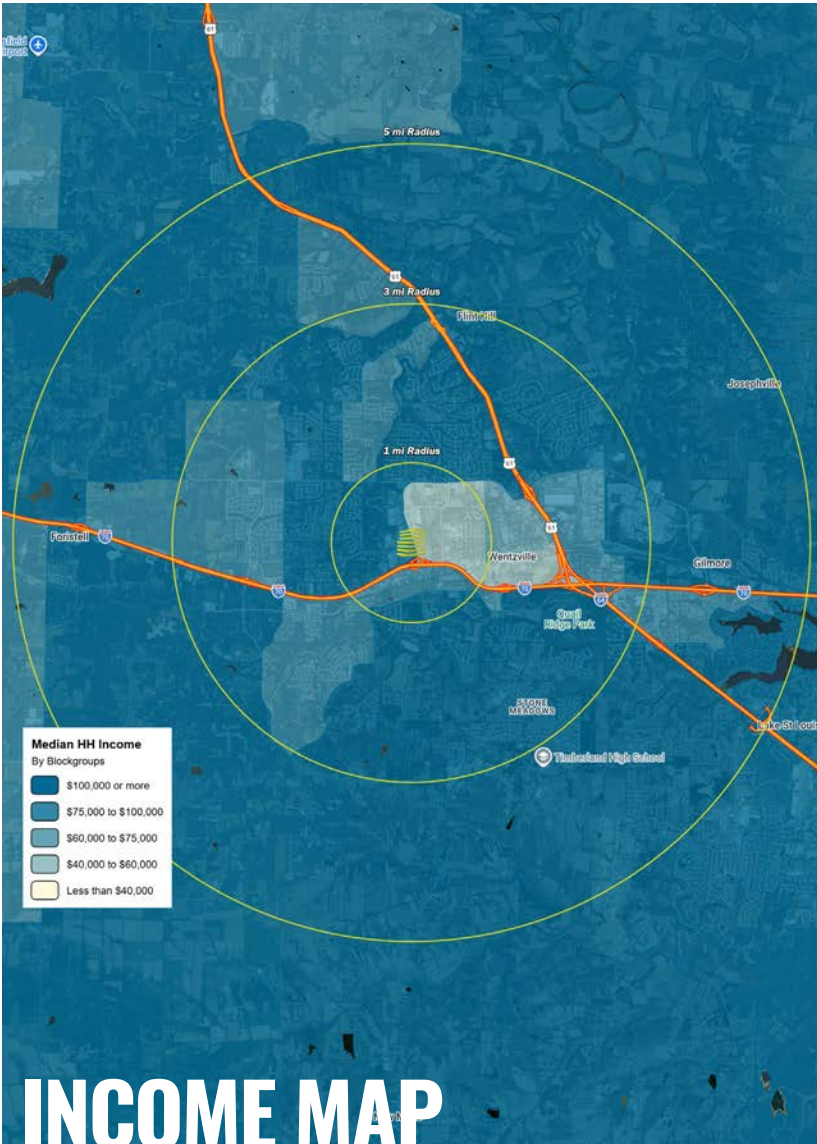
LOCATION.  
commercial real estate



# 1991 WENTZVILLE PKWY

## NEIGHBORHOOD VIBE

**BILL SIEMS**  
314.818.1566 (OFFICE)  
314.363.8327 (MOBILE)  
Bill@LocationCRE.com



### TRADE AREA OVERVIEW

SITUATED AT THE INTERSECTION OF I-70 AND I-64/MO-61, WENTZVILLE IS A WESTERN ST. LOUIS SUBURB AND IS KNOWN AS THE "CROSSROADS OF THE NATION." AS THE HOME OF THE COUNTY FAIRGROUNDS, WENTZVILLE HOSTS THE ANNUAL ST. CHARLES COUNTY FAIR, THE ST. LOUIS RENAISSANCE FAIRE, AND WENTZVILLE DAYS FAIR AND MUSIC FESTIVAL.

THE CITY'S LARGEST EMPLOYER IS GENERAL MOTORS WHICH OPERATES AN ASSEMBLY PLANT EMPLOYING 4,300 WORKERS BUILDING BOTH FULL-SIZE VANS AND MID-SIZE PICK UP TRUCKS. GENERAL MOTORS OFFICIALS ARE PLANNING A \$1 BILLION EXPANSION PROJECT AT THE COMPANY'S WENTZVILLE ASSEMBLY PLANT. OTHER MAJOR EMPLOYERS INCLUDE THE WENTZVILLE R-IV SCHOOL DISTRICT, ETRAILER CORP. AND SSM ST. JOSEPH HEALTH CENTER. WENTZVILLE IS HOME TO MISSOURI'S FASTEST GROWING SCHOOL DISTRICT, AVERAGING WELL OVER 500 NEW STUDENTS EACH YEAR. THE DISTRICT CURRENTLY HAS OVER 16,000 STUDENTS, K-12 WITH 12 ELEMENTARY SCHOOLS, 3 MIDDLE SCHOOLS, AND 3 HIGH SCHOOLS.

WENTZVILLE HAS AND CONTINUES TO EMBRACE GROWTH, WITH SUBSTANTIAL INVESTMENT IN PUBLIC INFRASTRUCTURE, INCLUDING ROADS, UTILITIES AND PARKS, WHICH HAS SPAWNED AND SUPPORTED CONSISTENT AND SIGNIFICANT RESIDENTIAL AND COMMERCIAL GROWTH. EXAMPLES OF THE GROWTH AND STRENGTH OF THIS COMMUNITY ARE THE NEWLY COMPLETED, STATE OF THE ART CITY HALL, LAW ENFORCEMENT CENTER, AND REC CENTER, LOCATED IMMEDIATELY ADJACENT TO THE MIXED-USE PROJECT, WHICH WERE COMPLETED BY THE CITY WITHOUT INCURRING ANY DEBT.

### DEMOGRAPHICS

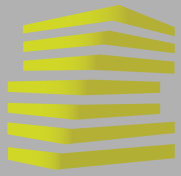
	1 mile	3 mile	5 mile
<b>POPULATION</b>	5,208	46,283	67,845
<b>HOUSEHOLDS</b>	1,990	16,390	24,459
<b>EMPLOYEES</b>	4,620	12,474	18,384
<b>MED HH INCOME</b>	\$96,292	\$110,156	\$114,114

### AREA RETAIL | RESTAURANTS

Walmart \* **LOWE'S** Schnucks

sam's club. Burlington THE HOME DEPOT

EVERY SEASON STARTS AT **DICK'S SPORTING GOODS** **TARGET** **PETSMART**



# 1991 WENTZVILLE PKWY

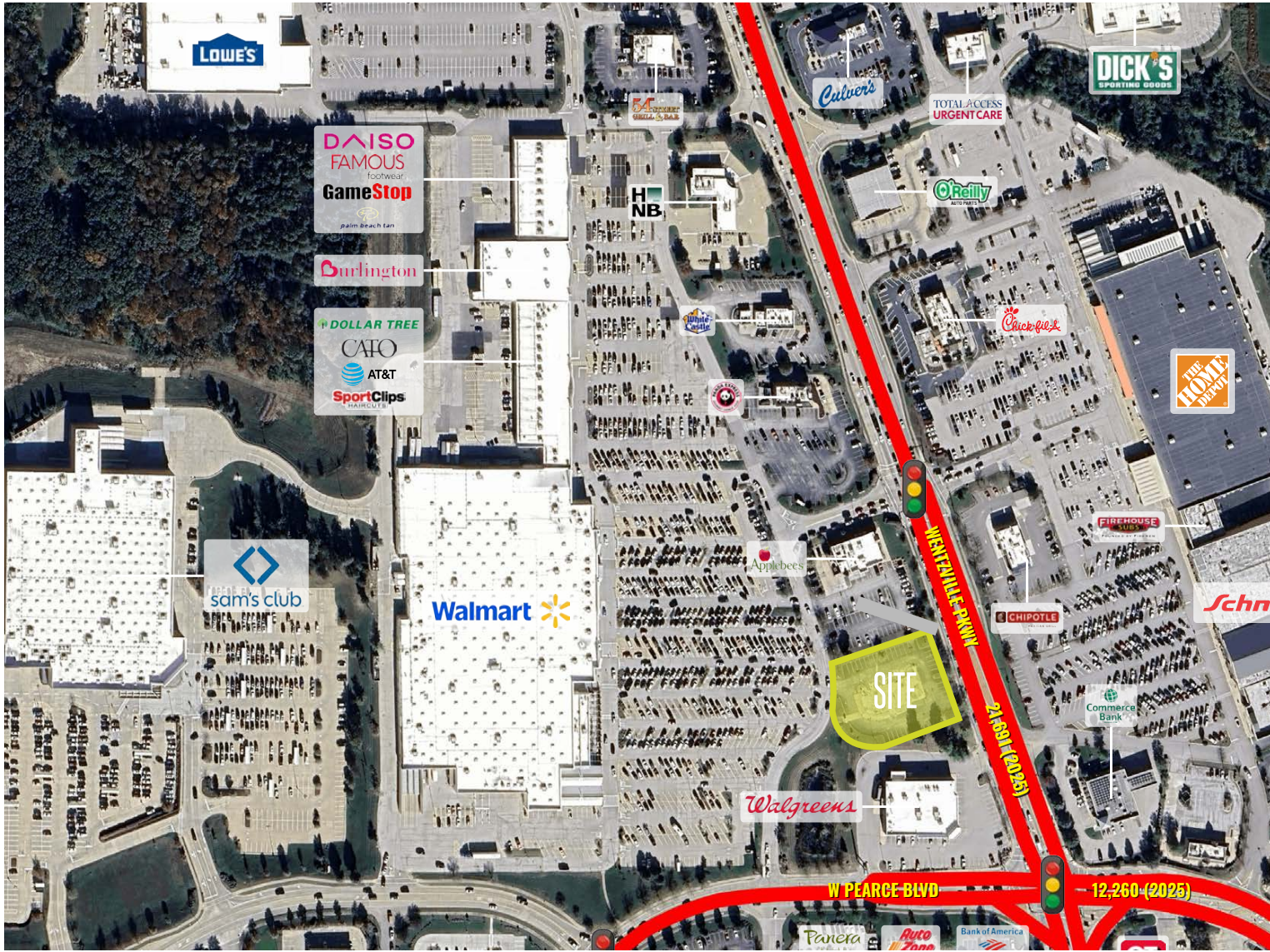
## ZOOM AERIAL & DETAILS

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- FULLY PREPARED PAD SITE IN FRONT OF WENTZVILLE CROSSROADS MARKETPLACE
- WENTZVILLE CROSSROADS IS ANCHORED BY WALMART, BURLINGTON, FAMOUS FOOTWEAR, & DAISO
- WENTZVILLE IS THE REGION'S FASTEST GROWING TRADE AREA, AND THIS SITE IS IN THE HEART OF THE TRADE AREA
- EXCELLENT ACCESS AND VISIBILITY TO OVER 24,000 VPD ON WENTZVILLE PKWY
- GREAT ACCESS TO NEARBY I-70
- CALL BROKER FOR PRICING



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