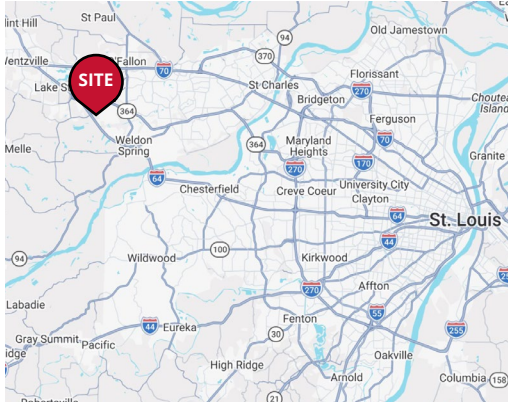




2026 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

5,465 | 62,959 | 135,502



Daytime Population

6,355 | 30,702 | 76,953



Median Household Income

\$124,207 | \$132,807 | \$129,636

RETAIL/OFFICE FOR LEASE

Lakeside Shoppes

3002 - 4002 Winghaven Boulevard | O'Fallon, Missouri 63368

2,640 - 4,064 SF & 1.09 Acre Outlot | Call for Details

PROPERTY DETAILS

Easy access from I-64

Upscale curb appeal

Adjacent to one of the largest employers
in the St. Louis MSA (Mastercard)

Ample parking

Winghaven Boulevard: 18,337 VPD

Evan Barnett

314.785.7678

ebarnett@paceproperties.com

Mike Swearngin

314.785.7635

mswearngin@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

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

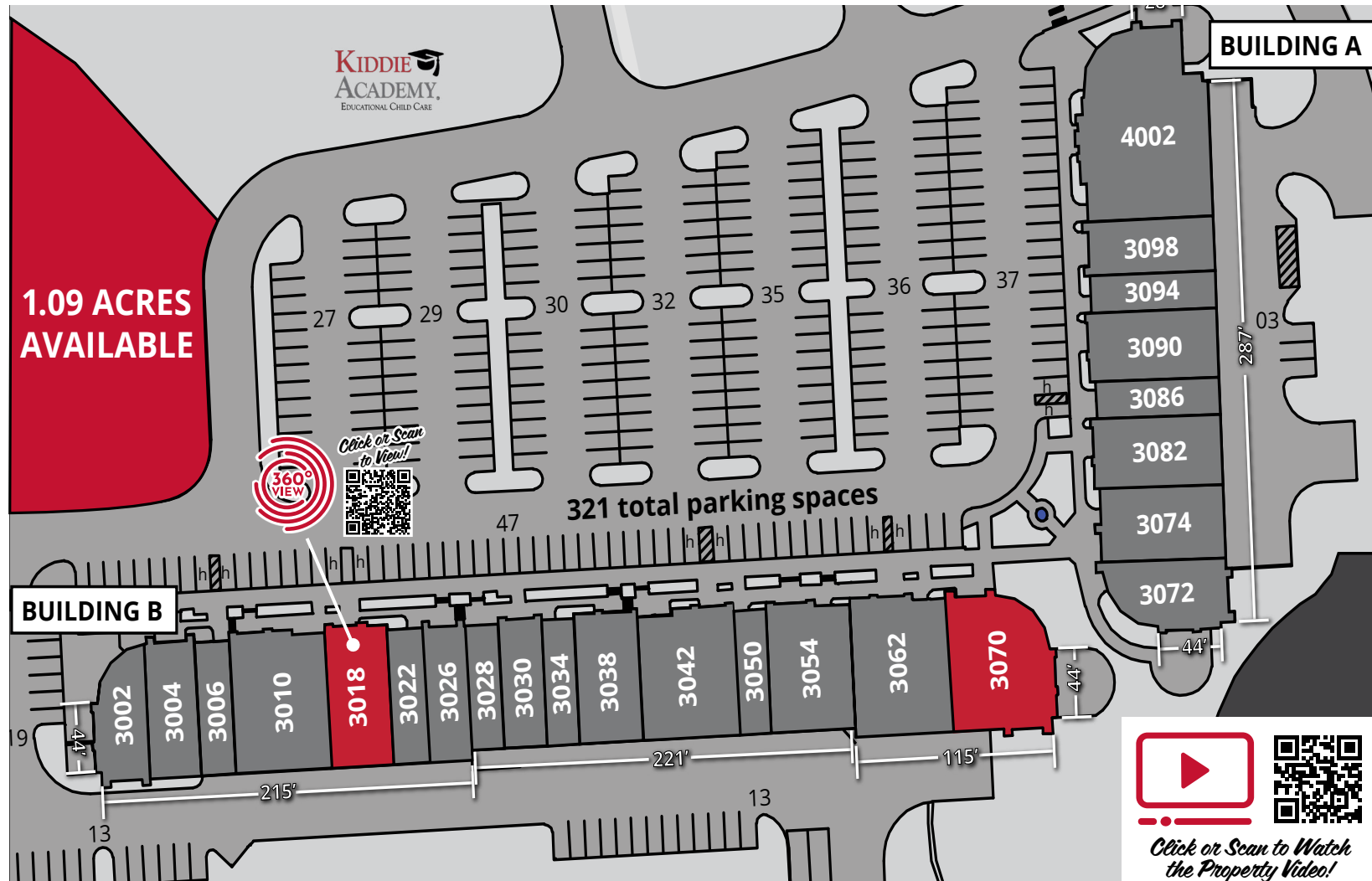
The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as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

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New Housing Developments



Site Plan



Space	Status	SF
3002	Hwy 61 North Bar & Grill	2,046
3004	Detox Yoga	3,418
3010	Integrity Training	4,040
3018	AVAILABLE 12/1/2026	2,640
3026	Ultra Wellness Medical	3,138
3028	Apricot Lane Boutique	1,296
3030	Diesel Barbershop	1,606
3034	For His Glory Ministries	1,296

Space	Status	SF
3038	Nawabi Hyderabad House	2,454
3042	Fancy Nails	1,296
3050	Missouri Farm Bureau Services	1,296
3054	Fit N Tan	3,152
3062	Massage Envy	4,047
3070	AVAILABLE WITH NOTICE	4,064
3072	Massa's Winghaven	2,514

Space	Status	SF
3074	Elite Physical Therapy	2,662
3082	Chic Salon & Boutique	2,640
3090	Lakeside Dental	2,641
3094	Subway	1,400
3098	Ideal Image	2,000
4002	Outback Steakhouse	6,598
OUTLOT	1.09 ACRES AVAILABLE	

