

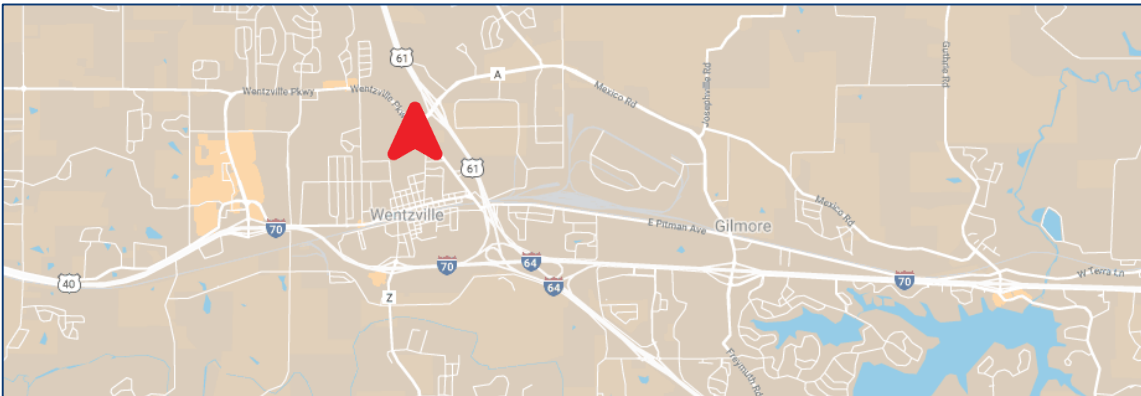


SCOUT

REALTY
GROUP

2.8 ACRES FOR SALE OR LEASE
20 WENTZVILLE PARKWAY
WENTZVILLE, MO 63385

20 WENTZVILLE PARKWAY



FOR SALE / LEASE

20 Wentzville Parkway Wentzville, MO 63385

PROPERTY DESCRIPTION

- ▲ 2.8 acres (divisible)
- ▲ Right In / Right Out directly onto Wentzville Pkwy
- ▲ Access to signal through Petro-Mart
- ▲ Access to signal via Luetkenhaus Blvd. (possible)
- ▲ Over 11,000 employees immediately to the east
- ▲ No fast food option from Troy to Lake St. Louis (20 miles)
- ▲ Morning traffic counts are equal to Wentzville Pkwy & 70
- ▲ Call for pricing

65,000 VPD on Hwy. 61

	3 MILES	5 MILES	10 MILES
2018 TOTAL POP	37,511	63,016	197,004
2018 MED HH/\$	\$87,920	\$91,289	\$89,722



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