



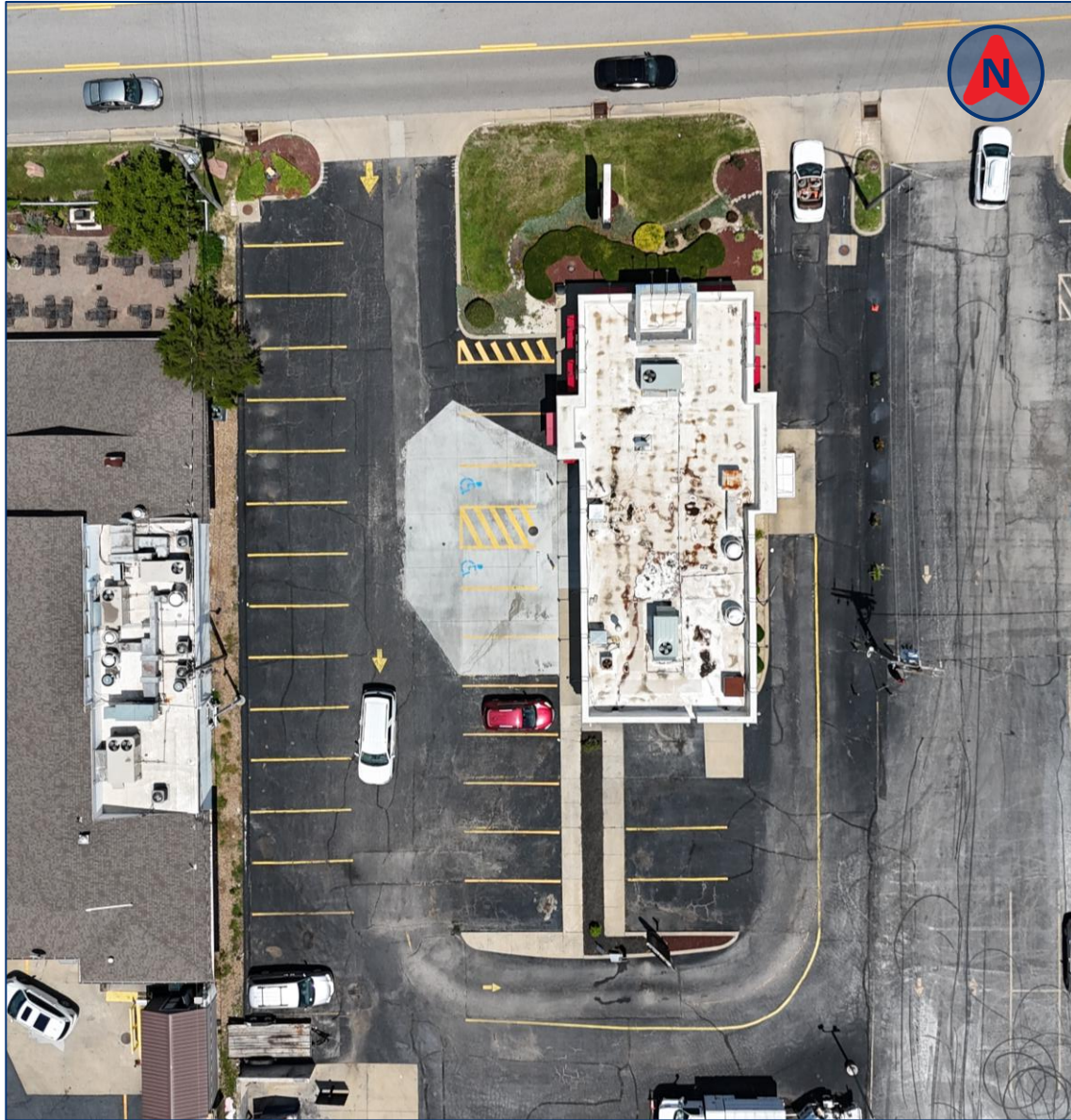
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RETAIL BUILDING & LAND AVAILABLE
718 W. Pearce Blvd.
Wentzville, MO 63385



REALTY
GROUP

718 W. PEARCE BLVD.



NEW RETAIL AVAILABILITY

718 W. PEARCE WENTZVILLE, MO 63385

- ▲ Operating QSR with drive-thru
- ▲ Existing lease expires 9/17/27
 - ▲ Early termination may be possible
- ▲ 0.54 acres
- ▲ 2,358 SF
- ▲ Prominent Visibility and Easy Access
- ▲ 10,468 VPD on W. Pearce Blvd.
- ▲ 159,876 VPD on I-70

Ground Lease Rate @ \$90,000 / YR

Purchase Price @ \$1,250,000

	1 MILE	5 MILES	10 MILES
POPULATION	5,584	76,129	217,598
MEDIAN HH / \$	\$72k	\$122k	\$121k

SCOUT

REALTY
GROUP

13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
314.394.2022 | scoutrg.com

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314.598.2357

The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

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