



LOU FUSZ
AUTOMOTIVE NETWORK
"WE ARE ST. LOUIS"

CIRCLE K

INTERSTATE 64
INTERSTATE 40

INTERSTATE 70

PROSPECT ROAD

CORPORATE PARKWAY

FOR SALE



SCOUT

**REALTY
GROUP**

**CORPORATE PARKWAY LOT
WENTZVILLE, MISSOURI**

details



Corporate Parkway & Prospect Road Wentzville, Missouri 63385

PROPERTY DESCRIPTION

- ▲ 1.34-acre lot along I-64/40 intersection with Prospect Road.
- ▲ Level lot with highway visibility and easy access appealing to a large variance of users such as Hotel, carwash, service retail, medical, church and many others
- ▲ Rough graded lot with utilities
- ▲ Well positioned within the rapidly growing hub of western St Charles County.
- ▲ I-64/40 carries over 85,000 vehicles per day
Prospect Road with just over 10,000 vehicles per day

▲ **1.34 Acres - \$815,000 (\$14 PSF)**

<u>DEMOS</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>10 Min DT</u>
TOTAL POP	5,467	45,188	101,503
MED HH INCOME	\$117,726	\$129,034	\$122,001
MEDIAN AGE	38.3	38.1	38.1

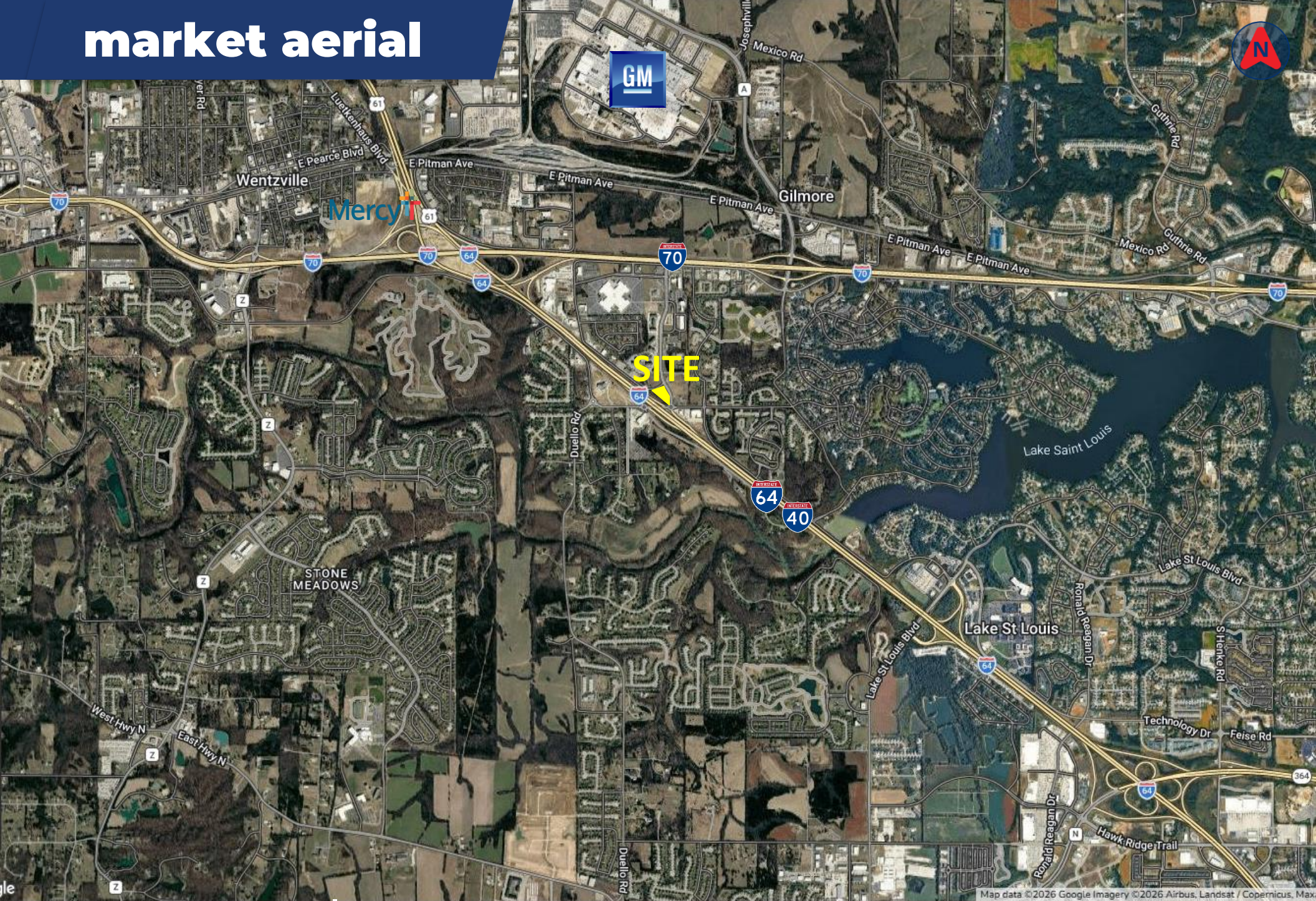
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13100 Manchester Rd. Ste. 235
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market aerial



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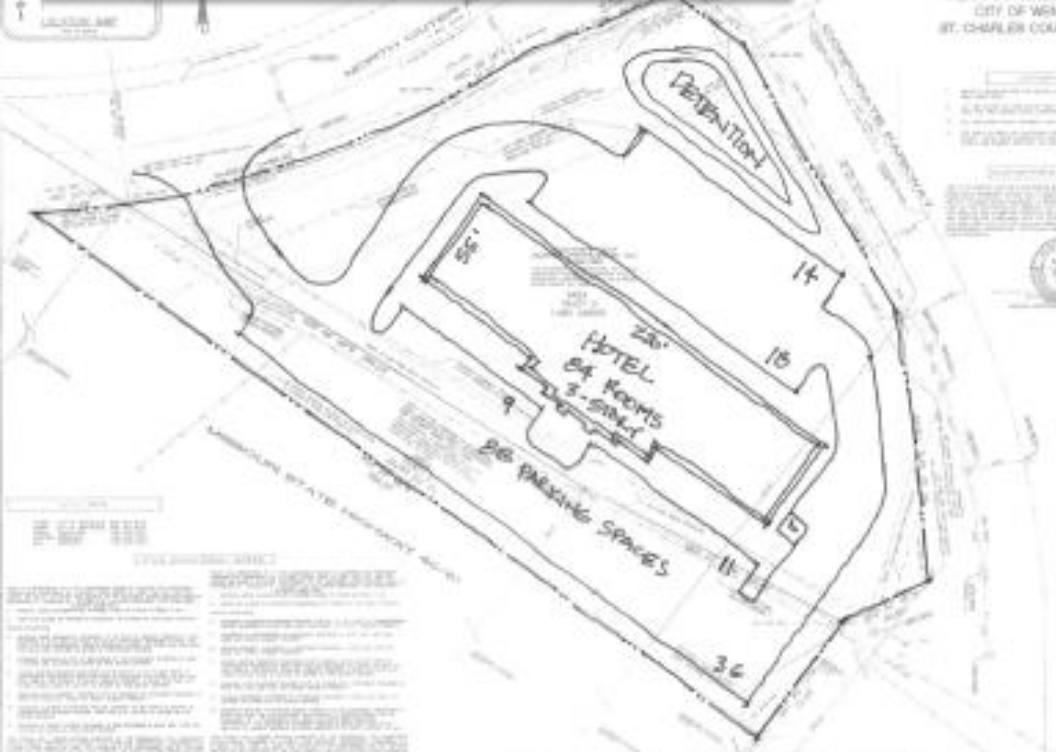
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The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty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

concept plans



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site photo



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