

1992 Wentzville Parkway · Wentzville MO · 63385







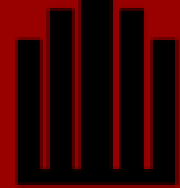
## PROPERTY HIGHLIGHTS

- *Former free-standing Jack in The Box*
- *2,817 SF on .82 Acres*
- *Strategically located at the signalized intersection of Wentzville Pkwy and Pearce Blvd.*
- *Pad to Schnucks and The Home Depot*
- *Surrounding co-tenancy consist of Target, Lowes, Walmart, Kohls, Ulta, Ross, Sams, Dierbergs, Michaels, Dicks, Menards and countless other retailers.*

*\*Contact Broker for Pricing\**







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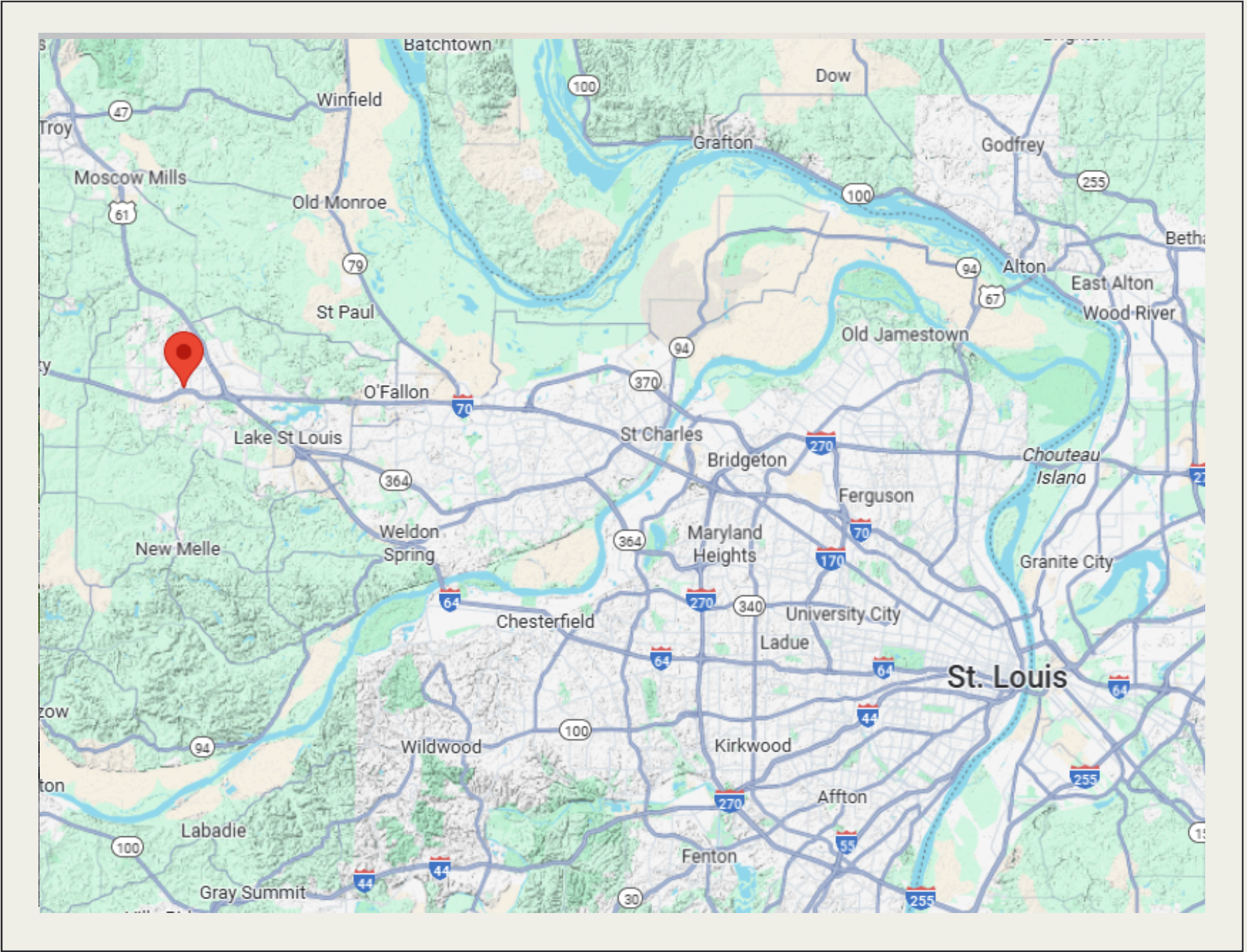


2024 DEMOGRAPHICS  
| 3 Miles | 5 Miles

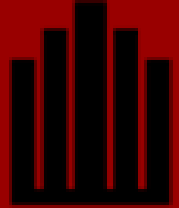
 **Population**  
| 41,960 | 61,860

**\$ Median Household Income**  
| \$113,358 | \$115,519

 **Households**  
| 14,157 | 22,040







# PROFILE: WENTZVILLE, MO



*Location*  
**Growth  
& Accessibility**

- Located in western St. Charles County, one of the fastest-growing counties in Missouri.
- Known as “The Crossroads of the Nation” due to its position at the junction of I-70 and I-64.
- Logistics and commuter hub.

*Demographics*  
**Affluent & Expanding**

- Rapid population and household growth, skewed toward young families, supports strong demand for retail, medical, office, and service-oriented development.
- Affluent household base
- Focused appeal for commercial uses like family-centric retail, upscale grocery, fitness, childcare, healthcare.

*Business Friendly*  
**Momentum & Opportunity**

- Growing industries: automotive, logistics, healthcare, manufacturing, and retail.
- Active small business community, supported by local and regional incentive programs.

*Community*  
**Involved & Livable**

- A mix of small-town charm and suburban growth.
- Known for being family-friendly, safe, and civic-minded.
- Residents value education, community involvement, and economic opportunity.
- Safe neighborhoods, strong schools, and family amenities

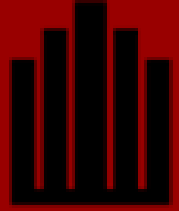




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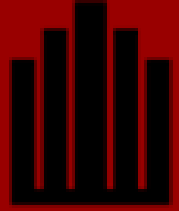


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