



# FOR LEASE

## DEMOGRAPHICS

	3 Mi	5 Mi.	7 MiL.
Population	33,467	51,744	78,507
Med. HH Income	\$77,633	\$79,282	\$79,765
# of Households	11,681	18,349	28,428

## TRAFFIC VOLUME

I-64/40:	79,760 VPD
Wentzville Parkway:	35,825 VPD

# WENTZVILLE CROSSROADS MARKETPLACE

1971 Wentzville Parkway | Wentzville, MO 63385

## PROPERTY HIGHLIGHTS

- 1,500 SF and 5,500 SF bays available
- Potential 5,500-7,000 SF end cap available
- 4 outparcels available
- Immediate access to I-70
- High traffic center with excellent visibility
- Strong demographics

## RETAIL SPACES AVAILABLE

- 5,500 SF
- 1,500 SF

## OUTPARCELS AVAILABLE

- ± .93 Acre
- ± 1.41 Acres
- ± 1.20 Acres
- ± 2.20 Acres

## FOR MORE INFO CONTACT:

**THOMAS EGAN**

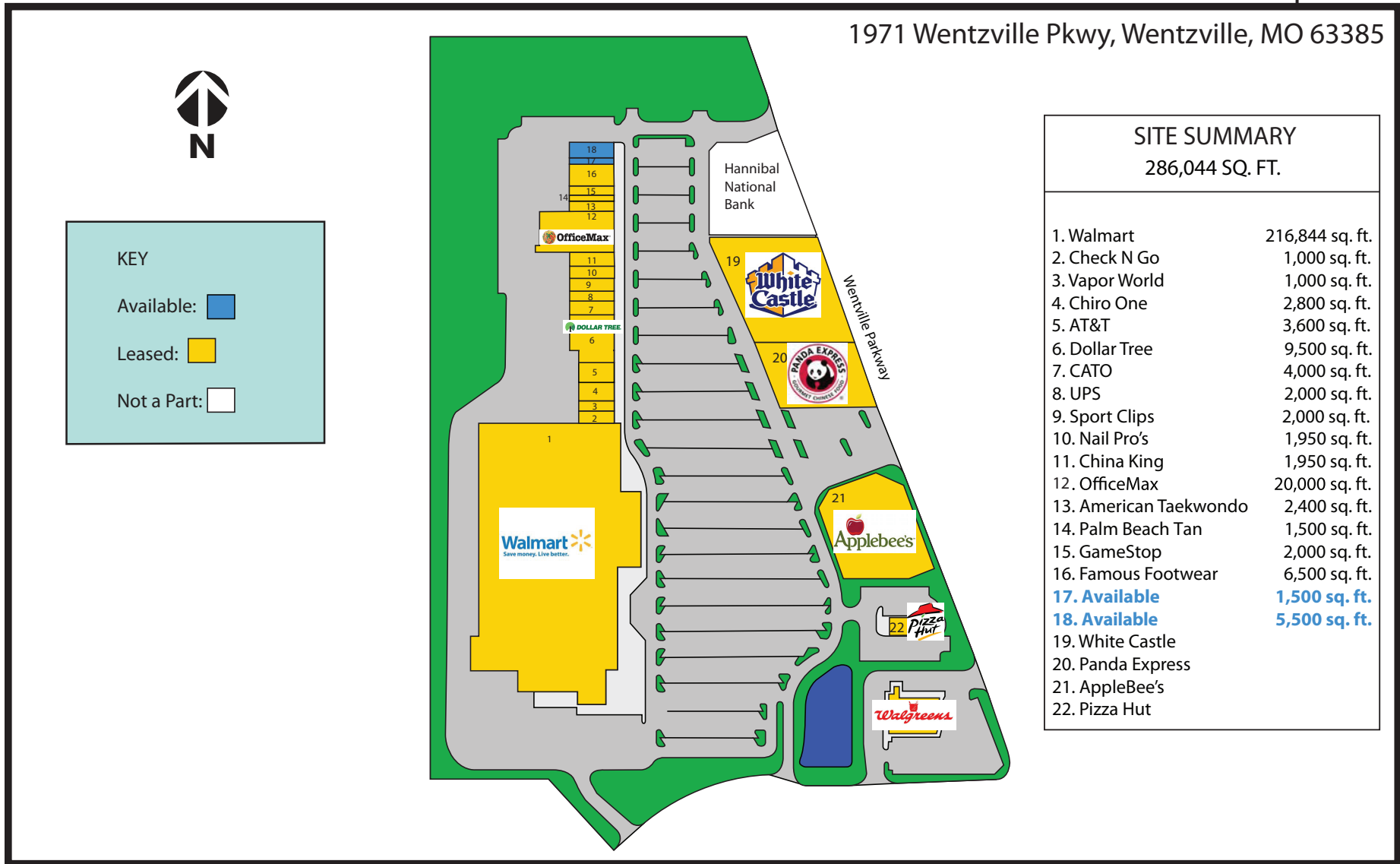
tegan@boudoures.com  
314-378-6083

WM. BOUDOURES CO.  
8029 Clayton Road  
St. Louis, MO 63117  
314-725-1997  
www.boudoures.com



# RETAIL AVAILABLE

## Wentzville Crossroads Marketplace 1971 Wentzville Pkwy, Wentzville, MO 63385

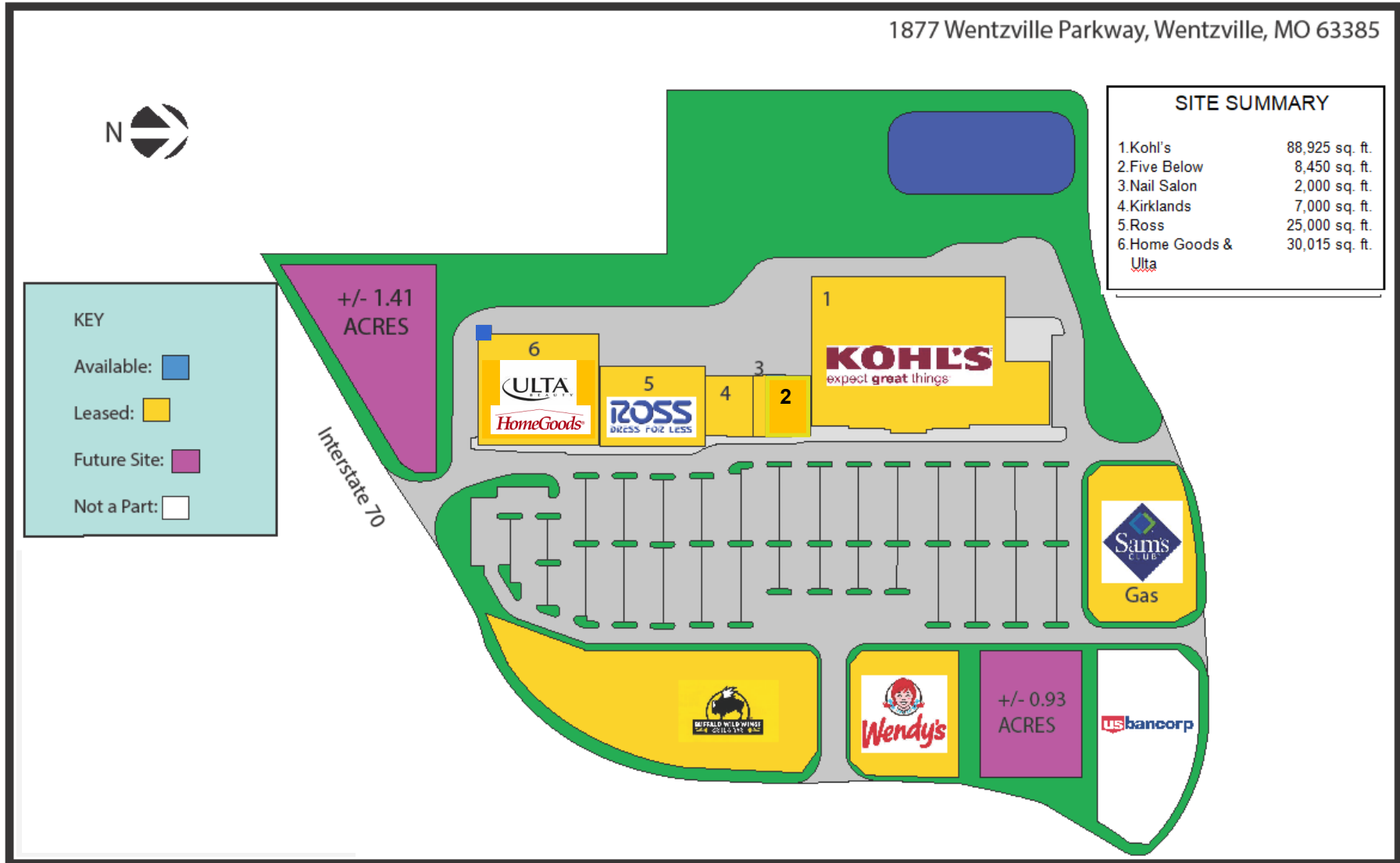


SITE SUMMARY	
286,044 SQ. FT.	
1. Walmart	216,844 sq. ft.
2. Check N Go	1,000 sq. ft.
3. Vapor World	1,000 sq. ft.
4. Chiro One	2,800 sq. ft.
5. AT&T	3,600 sq. ft.
6. Dollar Tree	9,500 sq. ft.
7. CATO	4,000 sq. ft.
8. UPS	2,000 sq. ft.
9. Sport Clips	2,000 sq. ft.
10. Nail Pro's	1,950 sq. ft.
11. China King	1,950 sq. ft.
12. OfficeMax	20,000 sq. ft.
13. American Taekwondo	2,400 sq. ft.
14. Palm Beach Tan	1,500 sq. ft.
15. GameStop	2,000 sq. ft.
16. Famous Footwear	6,500 sq. ft.
<b>17. Available</b>	<b>1,500 sq. ft.</b>
<b>18. Available</b>	<b>5,500 sq. ft.</b>
19. White Castle	
20. Panda Express	
21. AppleBee's	
22. Pizza Hut	

# OUTLOT & RETAIL AVAILABLE

## Wentzville West

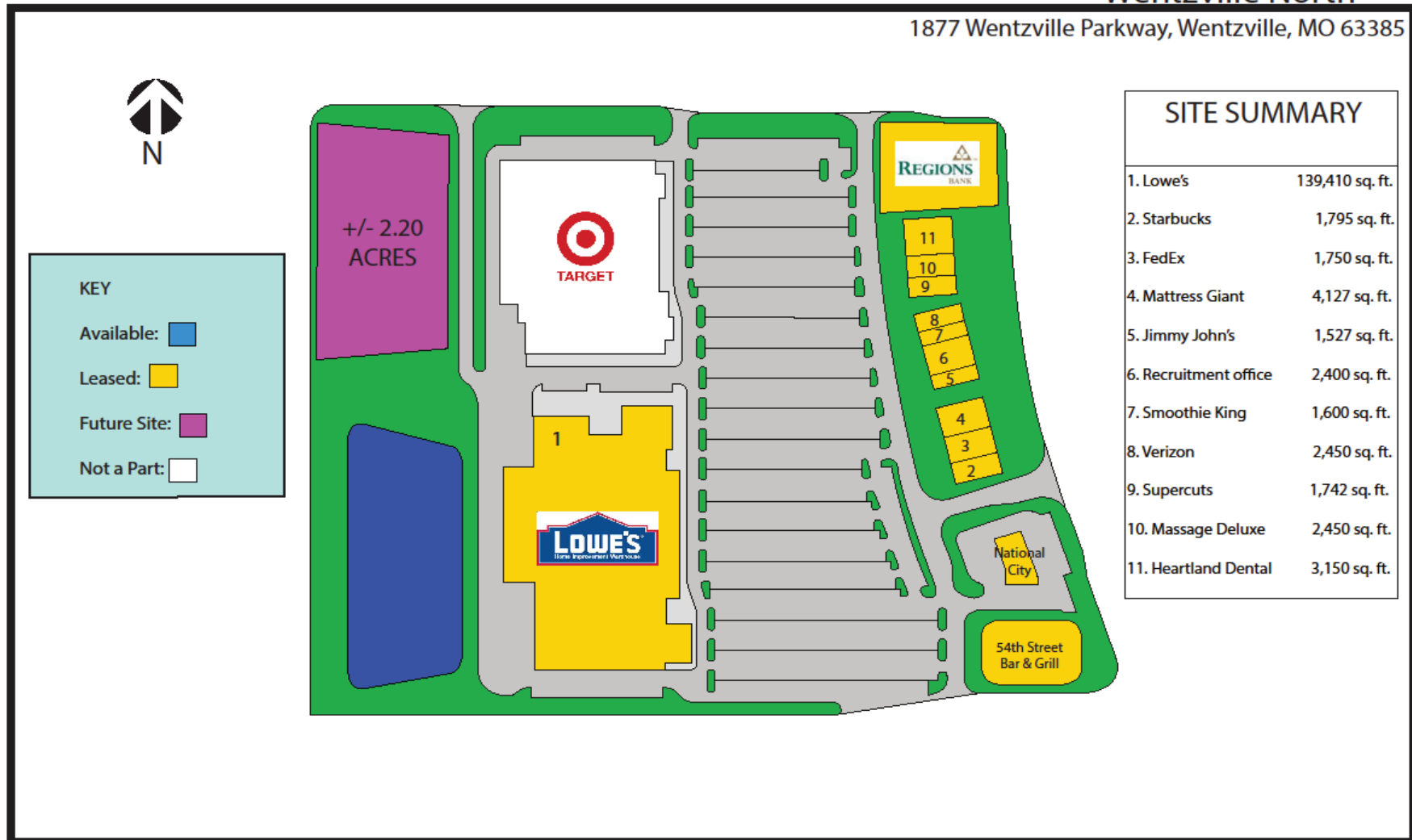
1877 Wentzville Parkway, Wentzville, MO 63385



# OUTLOT AVAILABLE

## Wentzville North

1877 Wentzville Parkway, Wentzville, MO 63385



### SITE SUMMARY

1. Lowe's	139,410 sq. ft.
2. Starbucks	1,795 sq. ft.
3. FedEx	1,750 sq. ft.
4. Mattress Giant	4,127 sq. ft.
5. Jimmy John's	1,527 sq. ft.
6. Recruitment office	2,400 sq. ft.
7. Smoothie King	1,600 sq. ft.
8. Verizon	2,450 sq. ft.
9. Supercuts	1,742 sq. ft.
10. Massage Deluxe	2,450 sq. ft.
11. Heartland Dental	3,150 sq. ft.

# OUTLOT AVAILABLE

Wentzville Two Pads

1260 W Pearce Blvd, Wentzville, MO 63385

