

2020 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

12,729 | 87,996 | 146,459



Employees

4,666 | 40,570 | 92,633



Median Household Income

\$59,539 | \$75,016 | \$79,773

FOR SALE OR LEASE

2010 Zumbahl Road | St. Charles, Missouri 63303

2,025 SF Endcap For Lease | \$45.00/SF

0.82 Acre Outlot For Sale | \$900,000

PROPERTY DETAILS

New retail development

Located at signalized intersection

Great co-tenancy

Terrific visibility from I-70 at Zumbahl

I-70 - 101,939 VPD | Zumbahl Road - 19,941 VPD

John Shuff

314.785.7630

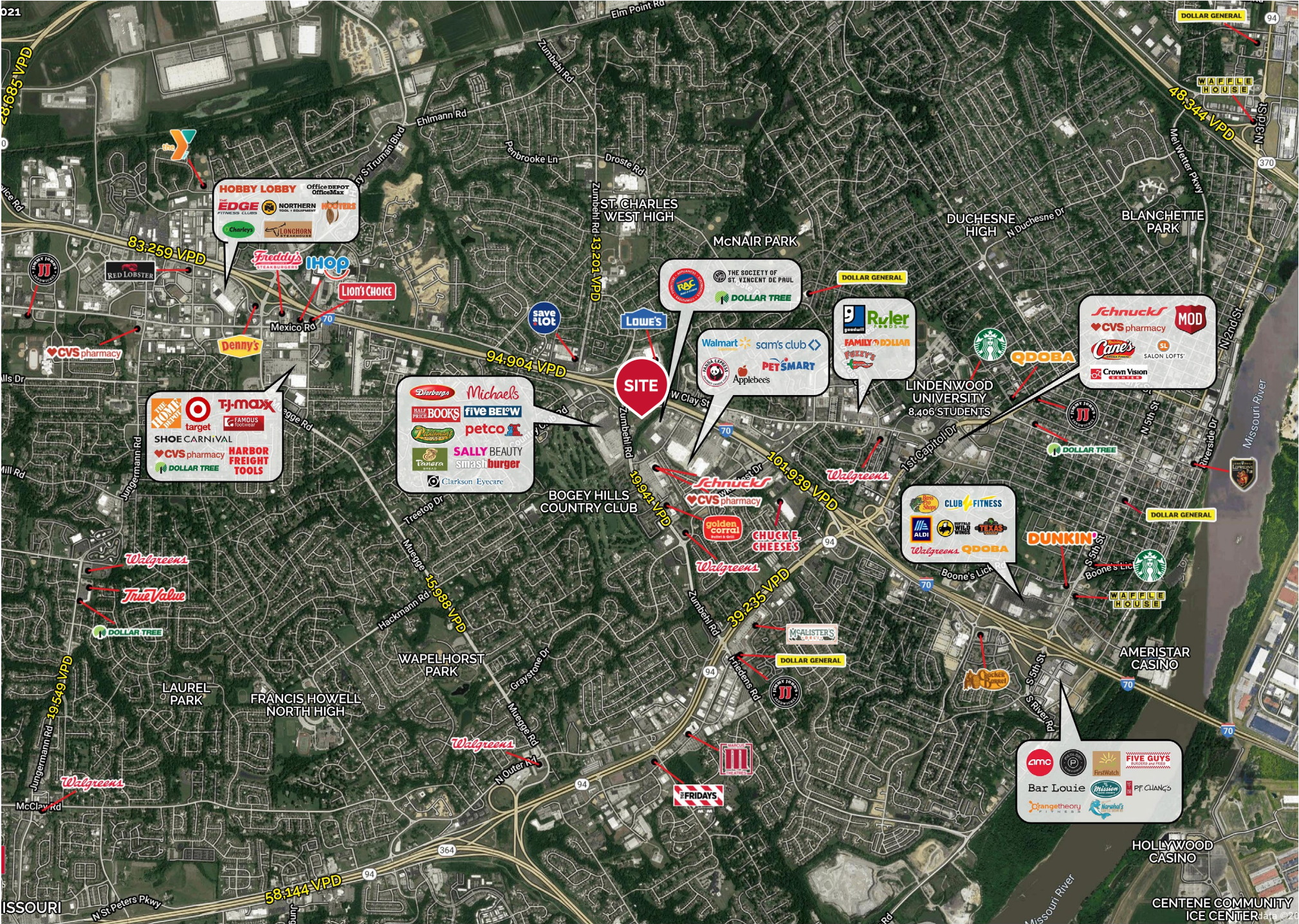
jshuff@paceproperties.com

Mike Sweargin

314.785.7635

msweargin@paceproperties.com

Trade Area Aerial



VETERANS MEMORIAL PARKWAY 7.192 VPD

I-70 101.939 VPD

ZUMBEHL RD 19.941 VPD

AT LEASE WITH NATIONAL QSR

PROPOSED QSR
TOTAL AREA 21,131 SQ FT
40 PARKING SPACES
R.F. = 310.0

AT LEASE

2,025 SF
AVAILABLE
FOR LEASE

PROPOSED AUTO REPAIR
TOTAL AREA 12,000 SQ FT
12 PARKING SPACES
R.F. = 100.0

0.82 ACRES
AVAILABLE
FOR SALE

RED ROOF INNS
LOT 2
NIP
ZUMBEHL RD, LLC
DE 1473 PG 1007
PARCEL ID: 4100-015-00-0002-0000000
ZONE: C-2

EMT. TO THE CITY OF ST. CHARLES
OR 100K PG 241
VACATED BY DR 100K PG 241
RENDERED BY DR 100K PG 241

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8:00PM INTERNATIONAL SITE PLAN/LANDSCAPE PLAN/PAVING