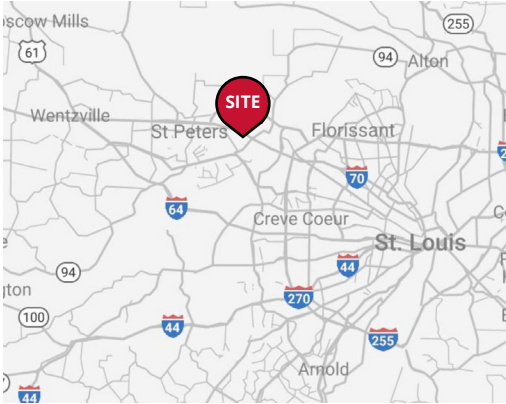


New development!



2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

13,454 | 89,601 | 148,421



Daytime Population

7,294 | 63,125 | 120,141



Median Household Income

\$71,817 | \$91,132 | \$95,149

FOR LEASE

2010 Zumbahl Road | St. Charles, Missouri 63303

0.62 Acre Outlot for Lease or Build-to-Suit | Call for Details

PROPERTY DETAILS

New retail development

Located at signalized intersection

Great co-tenancy

Terrific visibility from I-70 at Zumbahl Road

I-70 - 116,736 VPD | Zumbahl Road - 15,965 VPD

John Shuff

314.785.7630

jshuff@paceproperties.com

Mike Sweargin

314.785.7635

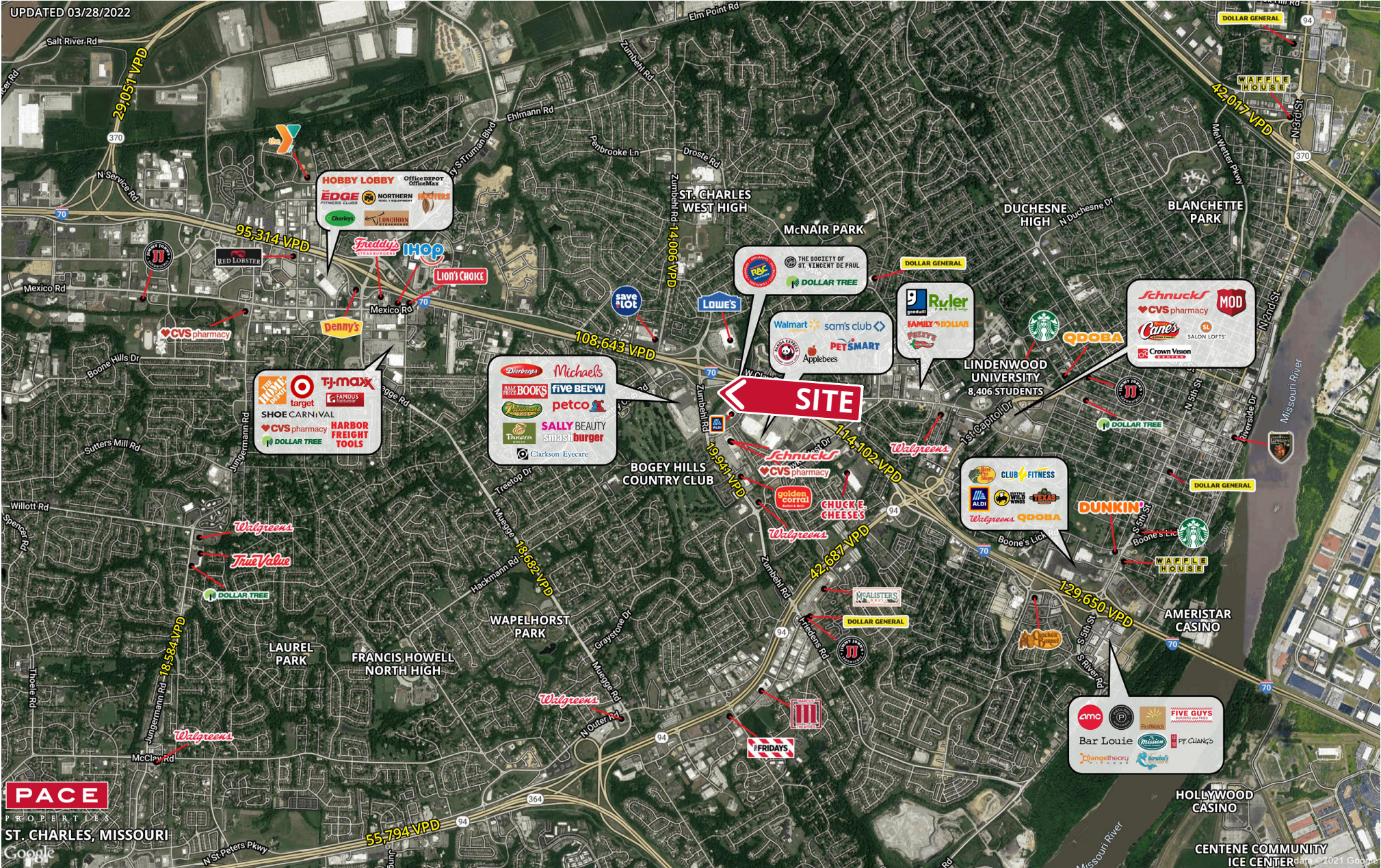
msweargin@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial



PACE
PROPERTIES
ST. CHARLES, MISSOURI

PACEPROPERTIES.COM | 314.968.9898
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

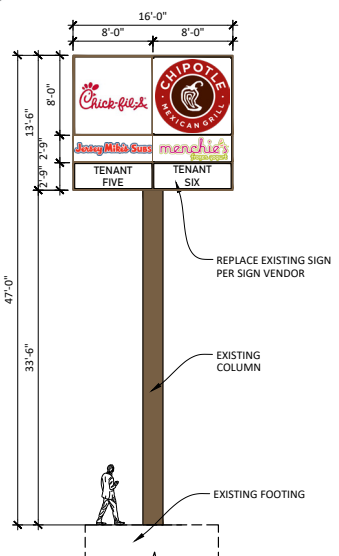
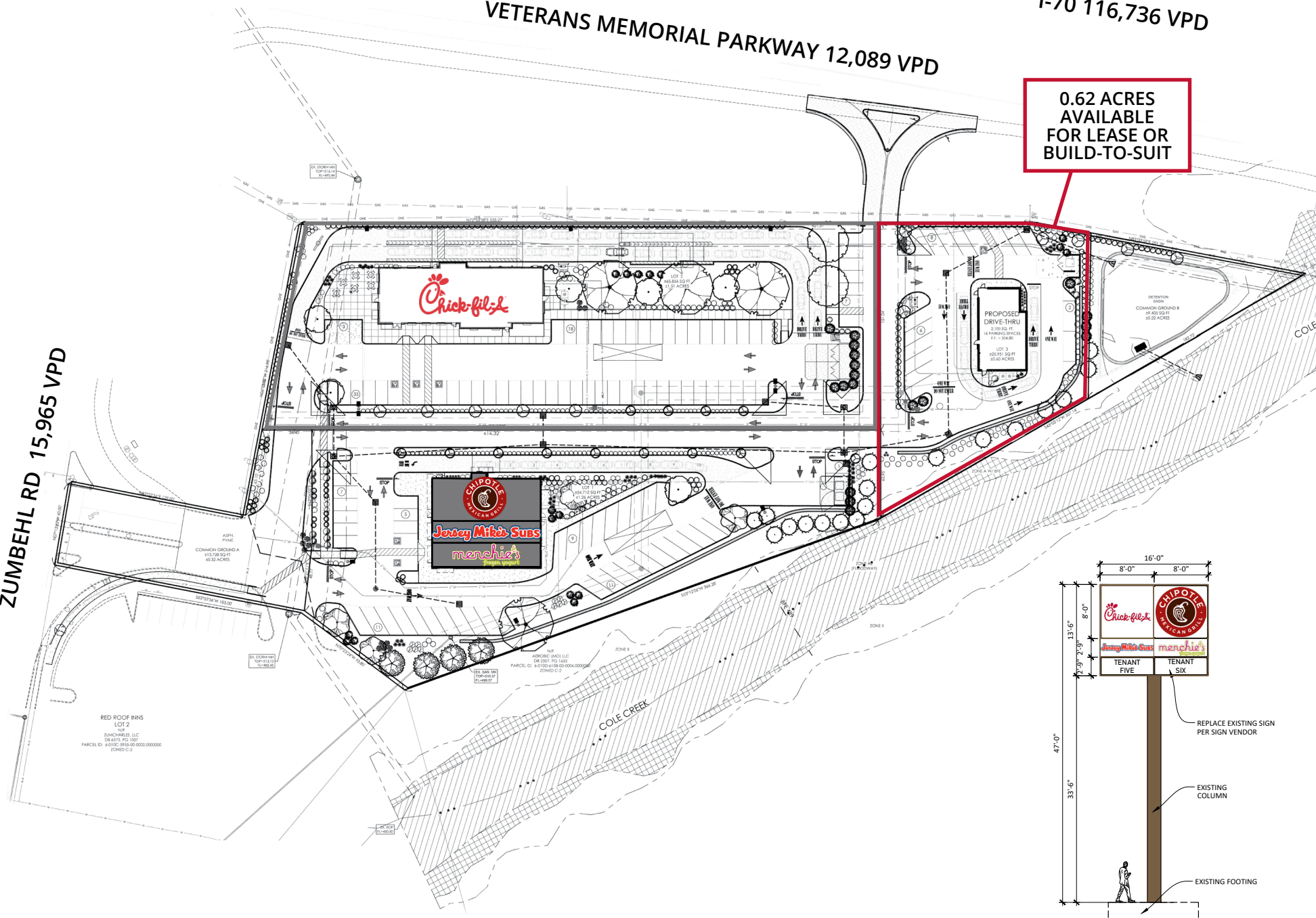
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VETERANS MEMORIAL PARKWAY 12,089 VPD

I-70 116,736 VPD

ZUMBEHL RD 15,965 VPD

0.62 ACRES
AVAILABLE
FOR LEASE OR
BUILD-TO-SUIT



PYLON SIGN
SCALE: 1/8" = 1'-0" 1

