



### 2020 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

12,746 | 84,867 | 142,031



#### Employees

5,307 | 39,878 | 81,002



#### Median Household Income

\$59,012 | \$74,221 | \$80,106

## GROUND LEASE OR BUILD-TO-SUIT

2911 Veterans Memorial Parkway | St. Charles, Missouri 63303

1.49 Acres | Call for Details

### PROPERTY DETAILS

Located in front of a regional shopping center anchored by Walmart, Sam's Club, & PetSmart

Excellent visibility to I-70 with 101,939 VPD

Close proximity to Earth City, a large office/industrial complex

St. Charles serves as the county seat of St. Charles County, which is Missouri's fastest-growing county

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# Trade Area Aerial

