

2021 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

6,626 | 60,192 | 171,898



Employees

1,391 | 16,599 | 74,246



Median Household Income

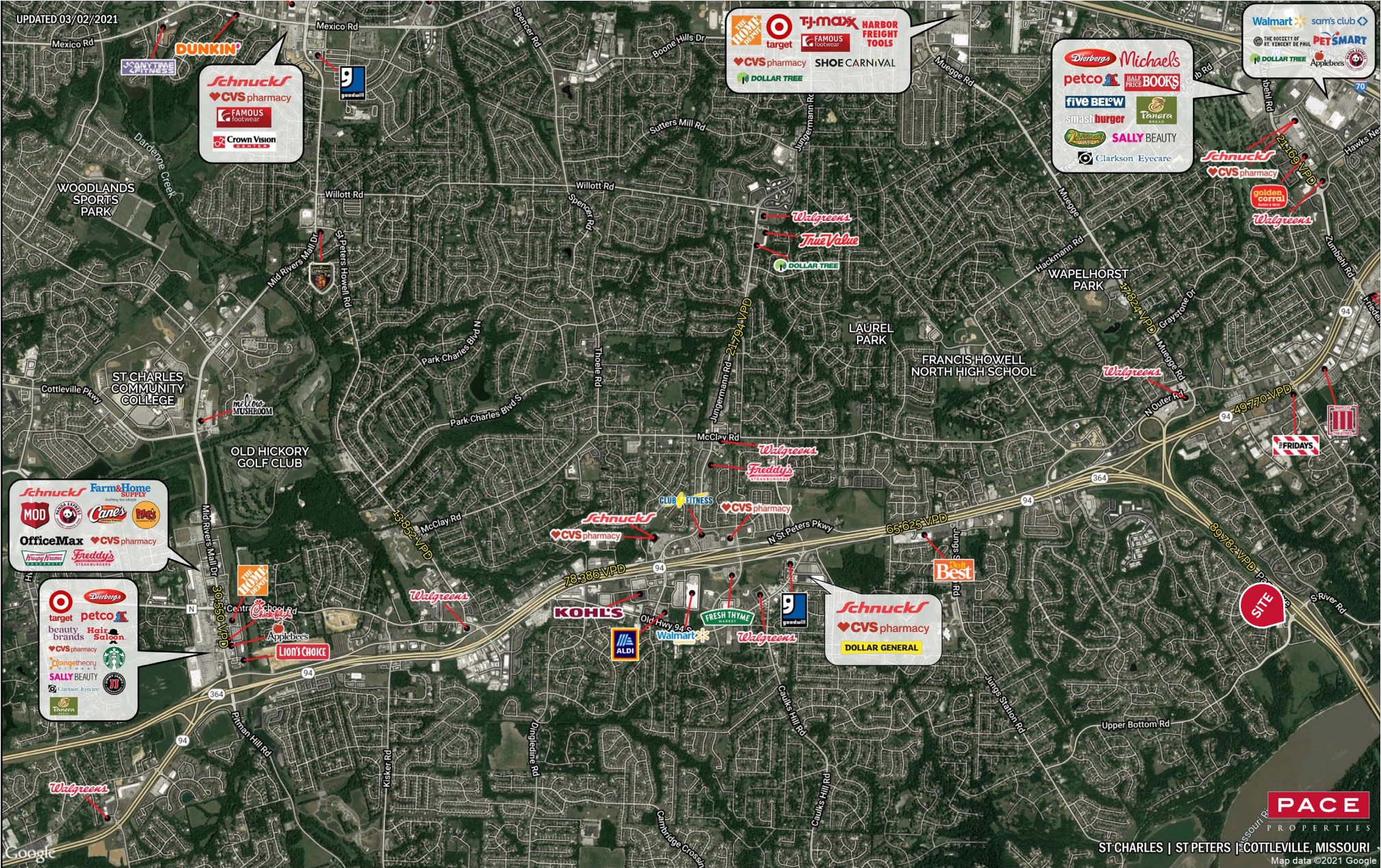
\$90,135 | \$80,391 | \$80,201

LAND FOR SALE
 Highway 364 & Upper Bottom Road | St. Charles, Missouri 63303
 1.49 - 1.93 Acres | \$10.00 - \$12.00/SF

PROPERTY DETAILS
 Strong demographics
 Highly visible from Highway 364
 Easy access
 Adjacent to top-performing C-store in the MSA
 Highway 364 - 89,782 VPD
 Upper Bottom Road - 7,000 VPD

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Trade Area Aerial



PACEPROPERTIES.COM | 314.968.9898

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

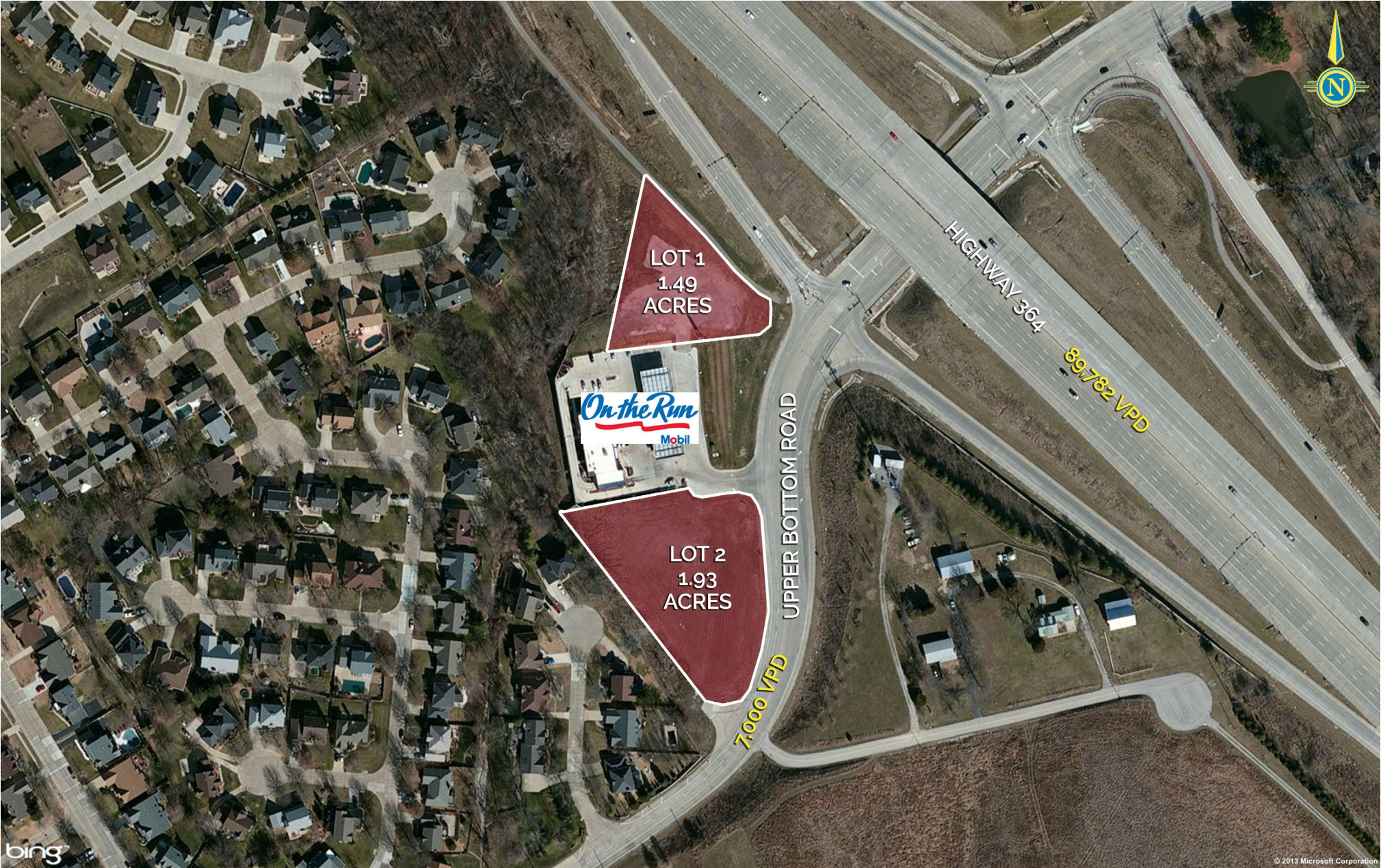
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ST CHARLES | ST PETERS | COTTEVILLE, MISSOURI

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Site Plan



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