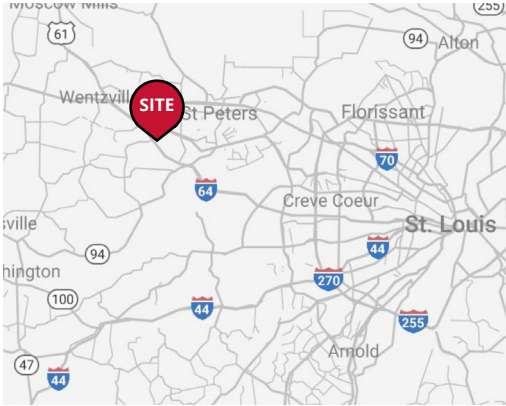


Sale Price: \$475,000



2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

5,927 | 59,817 | 128,734



Daytime Population

6,688 | 29,965 | 71,523



Median Household Income

\$114,593 | \$122,972 | \$119,983

OUTLOT FOR SALE

Lakeside Shoppes

3002 - 4002 Winghaven Boulevard | O'Fallon, Missouri 63368

1.09 Acres Outlot | Sale Price: \$475,000

PROPERTY DETAILS

- Storm water detention off-site
- High Tech Corridor Zoning District
- Easy access from I-64
- Adjacent to one of the largest employers in the St. Louis MSA (Mastercard)
- Ample parking
- Winghaven Boulevard: 18,187 VPD

Evan Barnett

314.785.7678

ebarnett@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.

Zoomed Aerial



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

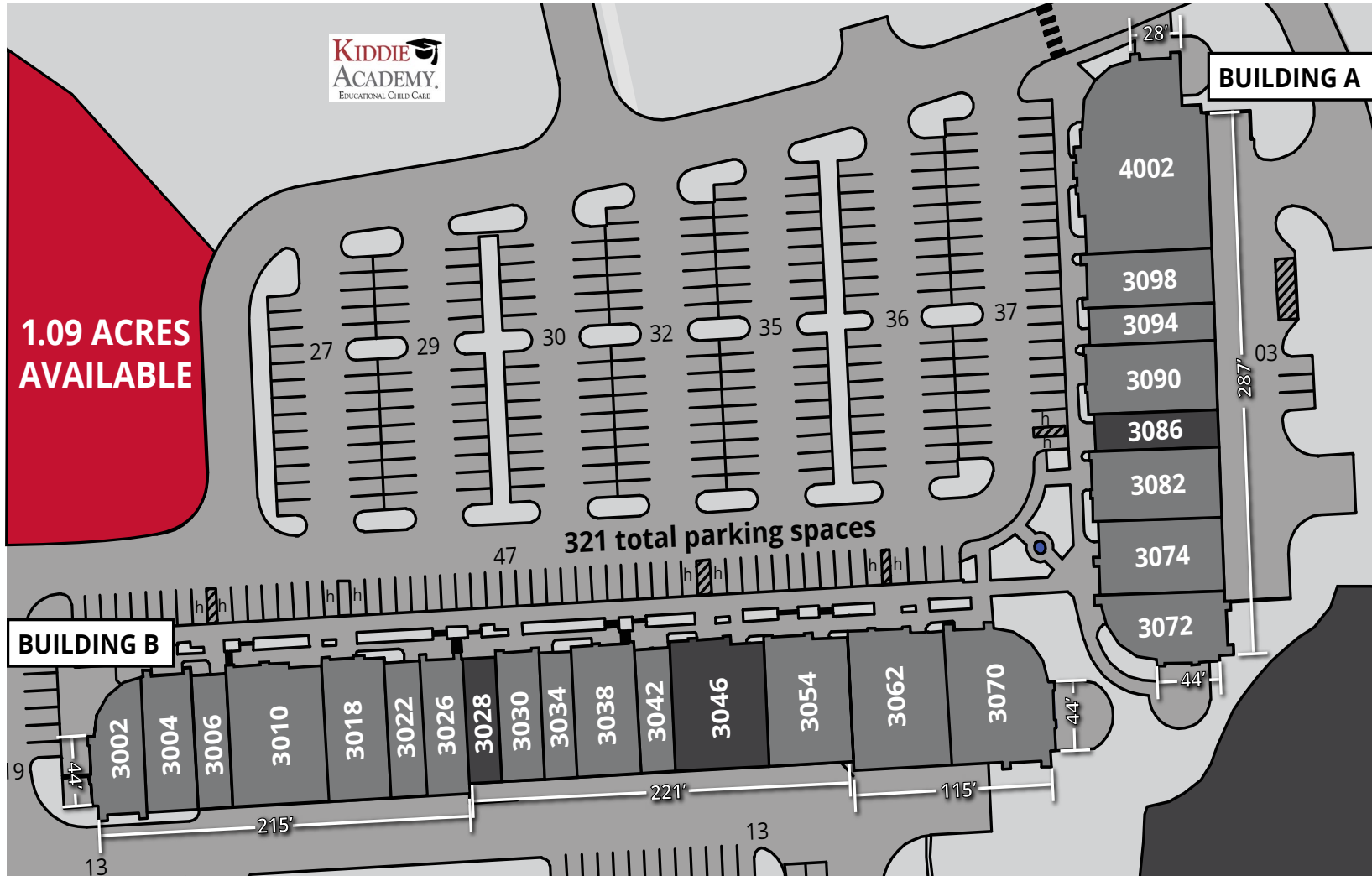
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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Trade Area Aerial



Site Plan



Space	Status	SF	Space	Status	SF	Space	Status	SF
3002	Hwy 61 North Bar & Grill	2,046	3034	For His Glory Ministries	1,296	3074	Elite Physical Therapy	2,662
3004	Detox Yoga	3,418	3038	Bayon Bistro	2,454	3082	Chic Salon & Boutique	2,640
3010	Integrity Training	4,040	3042	Fancy Nails	1,296	3086	AVAILABLE	1,400
3018	Preferred Rate	2,640	3046	AVAILABLE	3,750	3090	Lakeside Dental	2,641
3026	Ultra Wellness Medical	3,138	3054	Fit N Tan	3,152	3094	Subway	1,400
3028	AVAILABLE WITH NOTICE	1,296	3062	Massage Envy	4,047	3098	Ideal Image	2,000
3030	Diesel Barbershop	1,606	3070	Houston Homes	4,064	4002	Outback Steakhouse	6,598
			3072	Massa's Winghaven	2,514			
						OUTLOT	1.09 ACRES AVAILABLE	