

**2023 DEMOGRAPHICS**

1 Mile | 3 Miles | 5 Miles



**Population**

5,834 | 45,500 | 78,531



**Daytime Population**

5,854 | 23,416 | 40,805



**Median Household Income**

\$73,354 | \$106,968 | \$117,201

**LAND FOR SALE**  
 Luetkenhaus Boulevard | Wentzville, Missouri 63385  
 7.43 Acres | Sale Price: \$899,000

**PROPERTY DETAILS**  
 Prime commercial land ready for development  
 Interstate 70 visibility  
 Easily accessible from 2 interchanges  
 Zoned C-3 highway commercial  
 Outdoor storage permitted as accessory use  
 Close proximity to proposed new Mercy Hospital

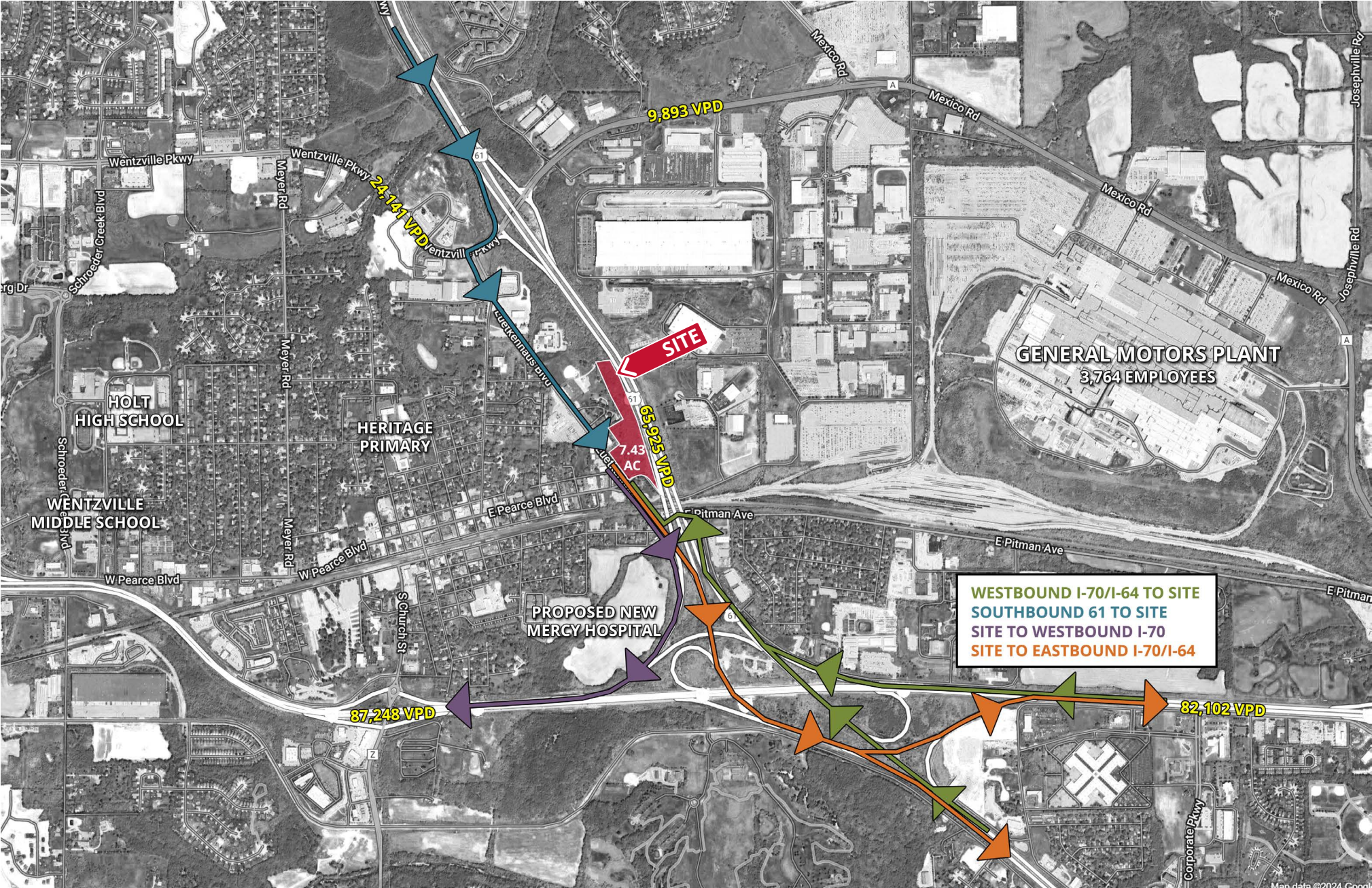
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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord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

# Site Access Map



# Trade Area Aerial



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