

RETAIL FOR SALE

970-994 WENTZVILLE PKWY
WENTZVILLE, MO 63385

100% LEASED!!!!

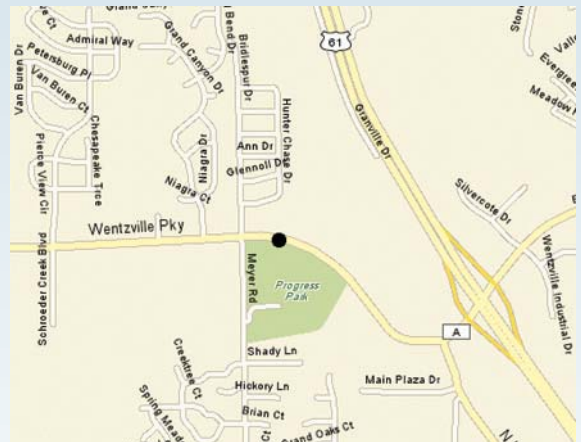


Plaza on the Parkway

New retail center in a convenient location just off Hwy 61 near I-70.

Building Size -	15,600 sf
Zoning -	C-3
Frontage -	435'
Traffic Count -	21,319 ADT (2008)
Parking -	6/1000
Taxes -	\$33,999.15 (2011)
NOI -	\$111,713.30*
Sale Price -	\$1,580,000.00
	Price Reduction \$1,400,000.00

*includes a 5% vacancy factor, actual
NOI = \$144,300.00



CONTACT

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DIRECTIONS: I-70 to I-40/64 north, west on Wentzville Parkway 1/2 mile (Just east of Meyer Road)



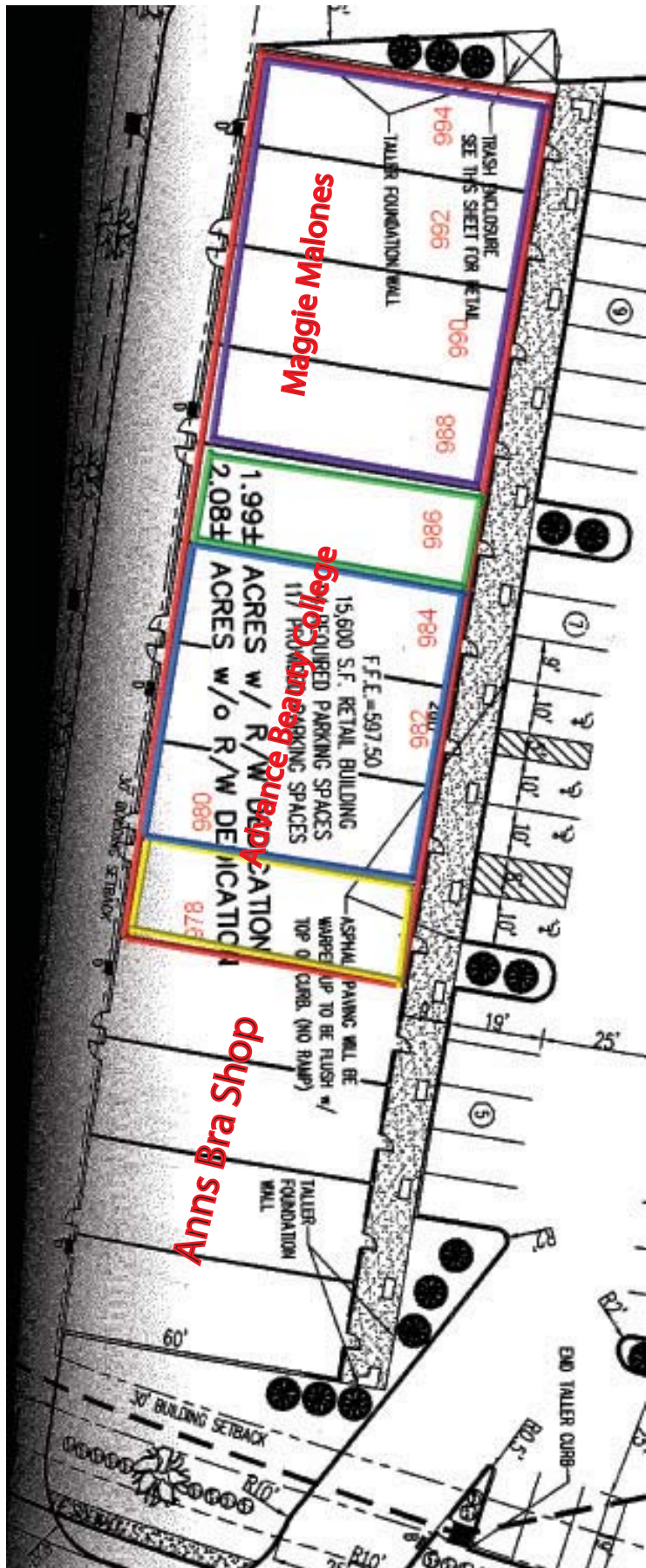
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100% leased

Bays are
60' depth x 20' width for
each 1200 sq.ft.



Maggie Malones

Advance Beauty College

Anns Bra Shop



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970-994 Wentzville Parkway

Wentzville, MO 63385

970 Wentzville Pkwy, Wentzvi...

Latitude: 38.824635
Longitude: -90.857903

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	3,365	9,664	20,686
2000 Group Quarters	58	125	128
2010 Total Population	4,807	23,797	44,268
2015 Total Population	5,544	28,487	52,155
2010 - 2015 Annual Rate	2.89%	3.66%	3.33%
 2000 Households	1,296	3,410	7,450
2000 Average Household Size	2.55	2.8	2.76
2010 Households	1,841	8,387	16,115
2010 Average Household Size	2.59	2.82	2.74
2015 Households	2,129	10,109	19,112
2015 Average Household Size	2.59	2.81	2.72
2010 - 2015 Annual Rate	2.95%	3.81%	3.47%
2000 Families	911	2,615	5,806
2000 Average Family Size	3.07	3.21	3.14
2010 Families	1,281	6,410	12,401
2010 Average Family Size	3.14	3.24	3.13
2015 Families	1,466	7,636	14,535
2015 Average Family Size	3.15	3.23	3.13
2010 - 2015 Annual Rate	2.73%	3.56%	3.23%
 2000 Housing Units	1,392	3,743	8,010
Owner Occupied Housing Units	62.2%	67.9%	73.7%
Renter Occupied Housing Units	29.7%	23.9%	19.5%
Vacant Housing Units	8.1%	8.2%	6.8%
2010 Housing Units	2,031	9,353	17,849
Owner Occupied Housing Units	62.7%	70.2%	74.2%
Renter Occupied Housing Units	27.9%	19.4%	16.1%
Vacant Housing Units	9.4%	10.3%	9.7%
2015 Housing Units	2,410	11,600	21,770
Owner Occupied Housing Units	62.3%	68.5%	72.4%
Renter Occupied Housing Units	26.0%	18.7%	15.4%
Vacant Housing Units	11.7%	12.9%	12.2%
Median Household Income			
2000	\$47,265	\$49,747	\$56,472
2010	\$61,382	\$64,300	\$69,567
2015	\$67,424	\$70,874	\$78,195
Median Home Value			
2000	\$111,012	\$121,701	\$149,491
2010	\$168,382	\$180,372	\$201,731
2015	\$199,797	\$214,782	\$234,966
Per Capita Income			
2000	\$19,340	\$19,661	\$24,091
2010	\$26,315	\$26,756	\$30,362
2015	\$29,974	\$30,284	\$33,920
Median Age			
2000	34.1	32.9	36.3
2010	36.5	36.0	38.1
2015	37.0	36.4	38.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

