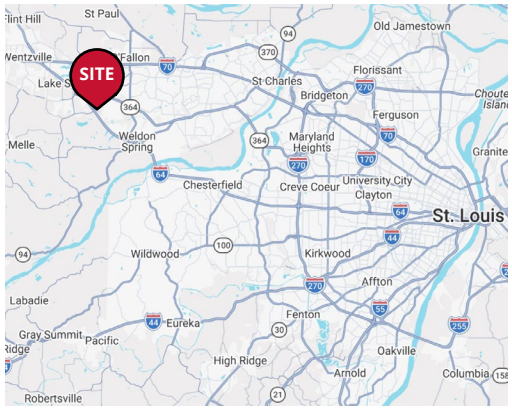
PACE

PROPERTIES



2026 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles

Population

5,465 | 62,959 | 135,502

Daytime Population

6,355 | 30,702 | 76,953

Median Household Income

$124,207 | $132,807 | $129,636



OUTLOT FOR SALE

Lakeside Shoppes

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

1.09 Acres Outlot | Sale Price: $475,000 | Triple Nets: $8.24/SF (2026 Estimate)

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: 18,337 VPD

Evan Barnett
314.785.7678
ebarnett@paceproperties.com

Mike Swearngin
314.785.7635
mswearngin@paceproperties.com

A MEMBER OF CHAIN LINKS RETAIL ADVISORS

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



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

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Trade Area Aerial



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New Housing Developments

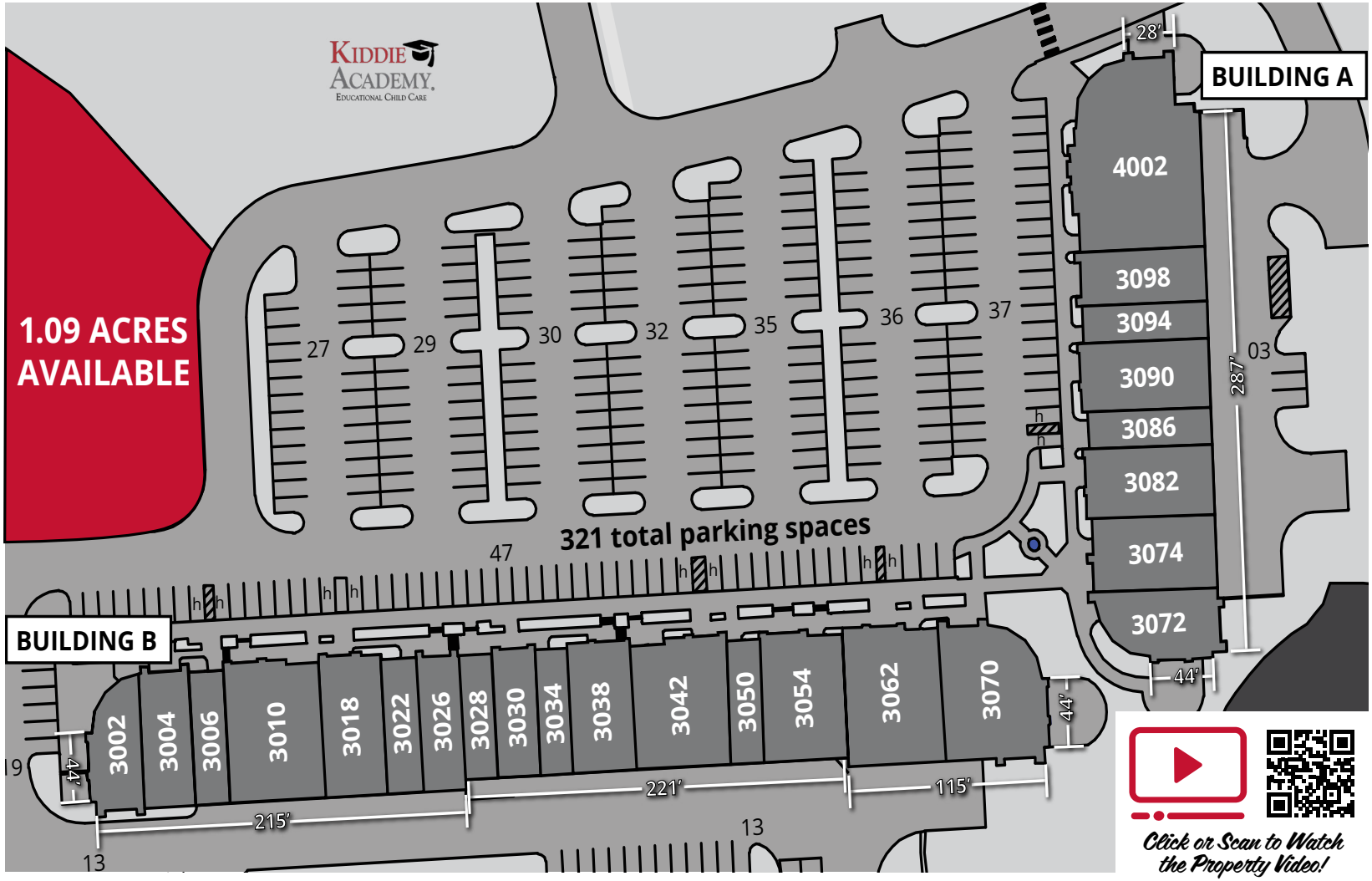


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Site Plan



Space	Status	SF
3002	Hwy 61 North Bar & Grill	2,046
3004	Detox Yoga	3,418
3010	Integrity Training	4,040
3018	AVAILABLE 12/1/2026	2,640
3026	Ultra Wellness Medical	3,138
3028	Apricot Lane Boutique	1,296
3030	Diesel Barbershop	1,606
3034	For His Glory Ministries	1,296

Space	Status	SF
3038	Nawabi Hyderabad House	2,454
3042	Fancy Nails	3,750
3050	Missouri Farm Bureau Services	1,296
3054	Fit N Tan	3,152
3062	Massage Envy	4,047
3070	AVAILABLE WITH NOTICE	4,064
3072	Massa's Winghaven	2,514
3074	Elite Physical Therapy	2,662

Space	Status	SF
3082	Chic Salon & Boutique	2,640
3090	Lakeside Dental	2,641
3094	Subway	1,400
3098	Avelure Med Spa	2,000
4002	Outback Steakhouse	6,598
OUTLOT	1.09 ACRES AVAILABLE	




OUTBACK
STEAKHOUSE


Massa's

