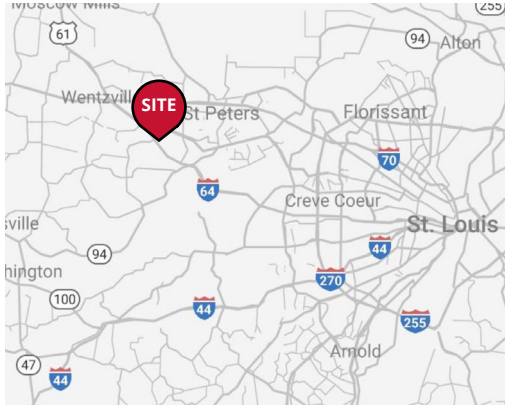


Sale Price: \$475,000



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 Swearngin

314.785.7635

mswearngin@paceproperties.com

[PACEPROPERTIES.COM](https://www.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

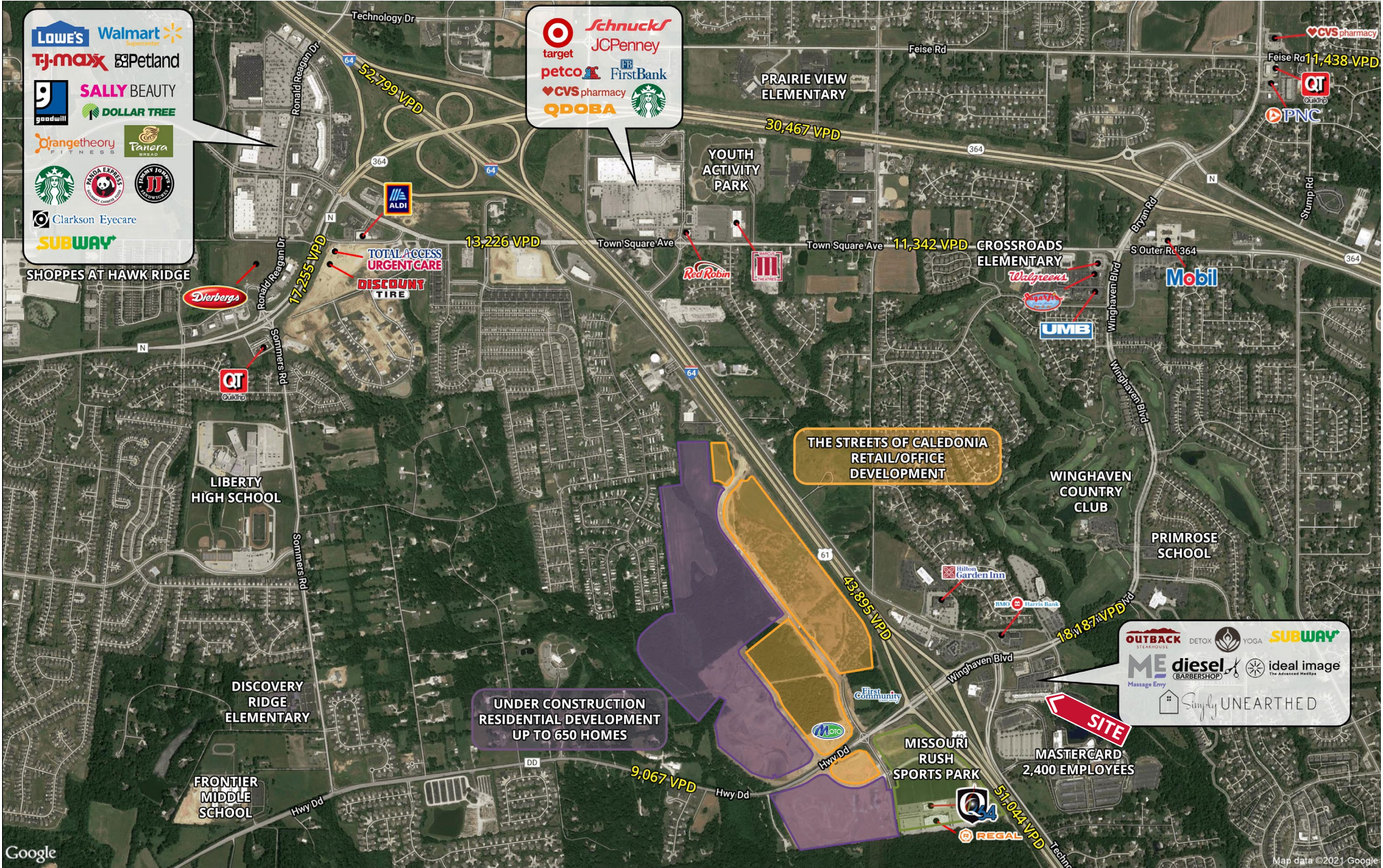


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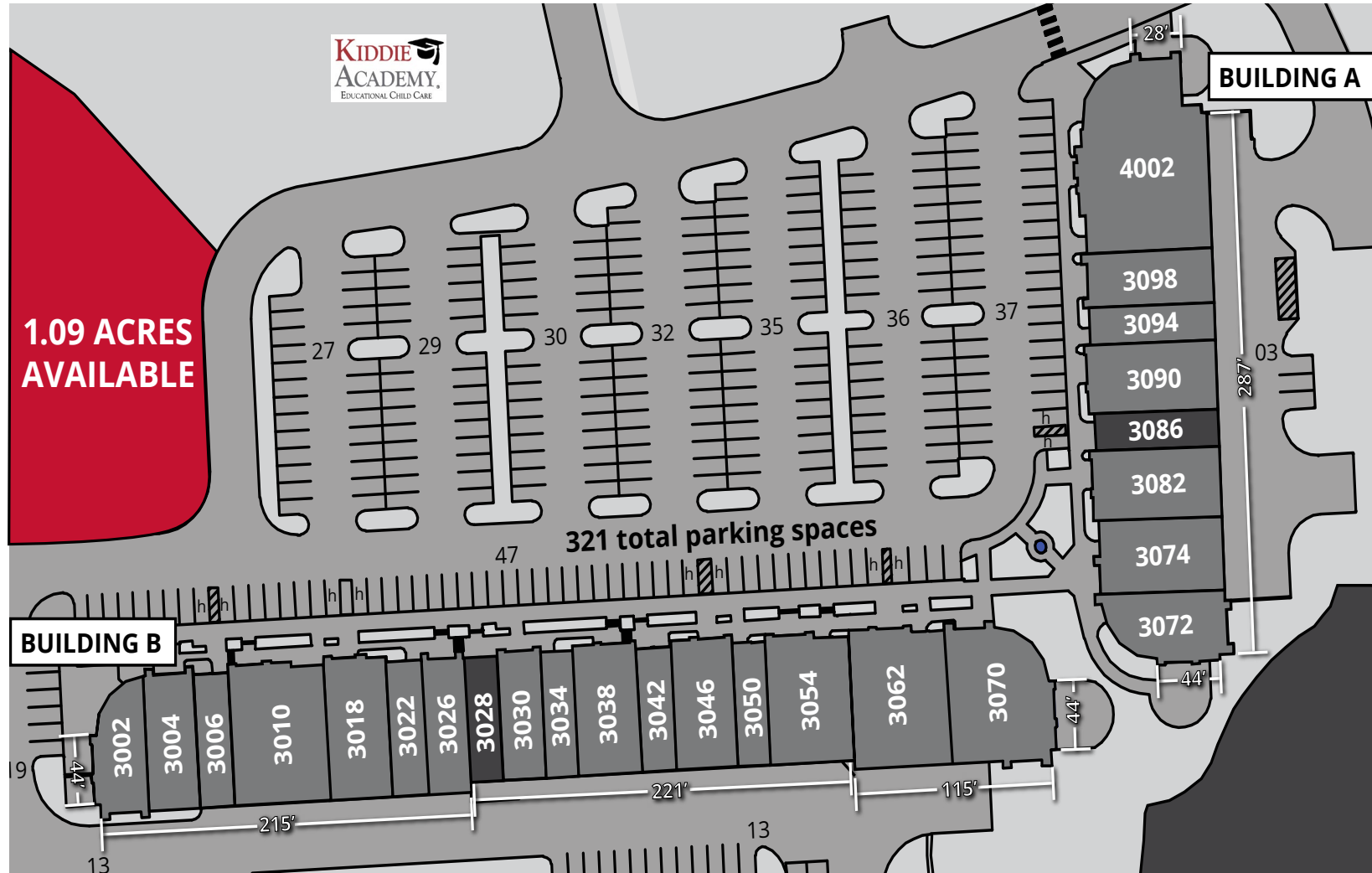
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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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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	Preferred Rate	2,640
3026	Ultra Wellness Medical	3,138
3028	AVAILABLE WITH NOTICE	1,296
3030	Diesel Barbershop	1,606

Space	Status	SF
3034	For His Glory Ministries	1,296
3038	Bayon Bistro	2,454
3042	Fancy Nails	1,296
3046	Simply Unearthed	3,750
3054	Fit N Tan	3,152
3062	Massage Envy	4,047
3070	Houston Homes	4,064
3072	Massa's Winghaven	2,514

Space	Status	SF
3074	Elite Physical Therapy	2,662
3082	Chic Salon & Boutique	2,640
3086	AVAILABLE	1,400
3090	Lakeside Dental	2,641
3094	Subway	1,400
3098	Ideal Image	2,000
4002	Outback Steakhouse	6,598
OUTLOT 1.09 ACRES AVAILABLE		