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



RETAIL/OFFICE FOR LEASE

Lakeside Shoppes

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

2,640 - 4,064 SF & 1.09 Acre Outlot | Call for Details

PROPERTY DETAILS

Easy access from I-64

Upscale curb appeal

Adjacent to one of the largest employers in the St. Louis MSA (Mastercard)

Ample parking

Winghaven Boulevard: 18,337 VPD

Evan Barnett
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A MEMBER OF CHAIN LINKS RETAIL ADVISORS

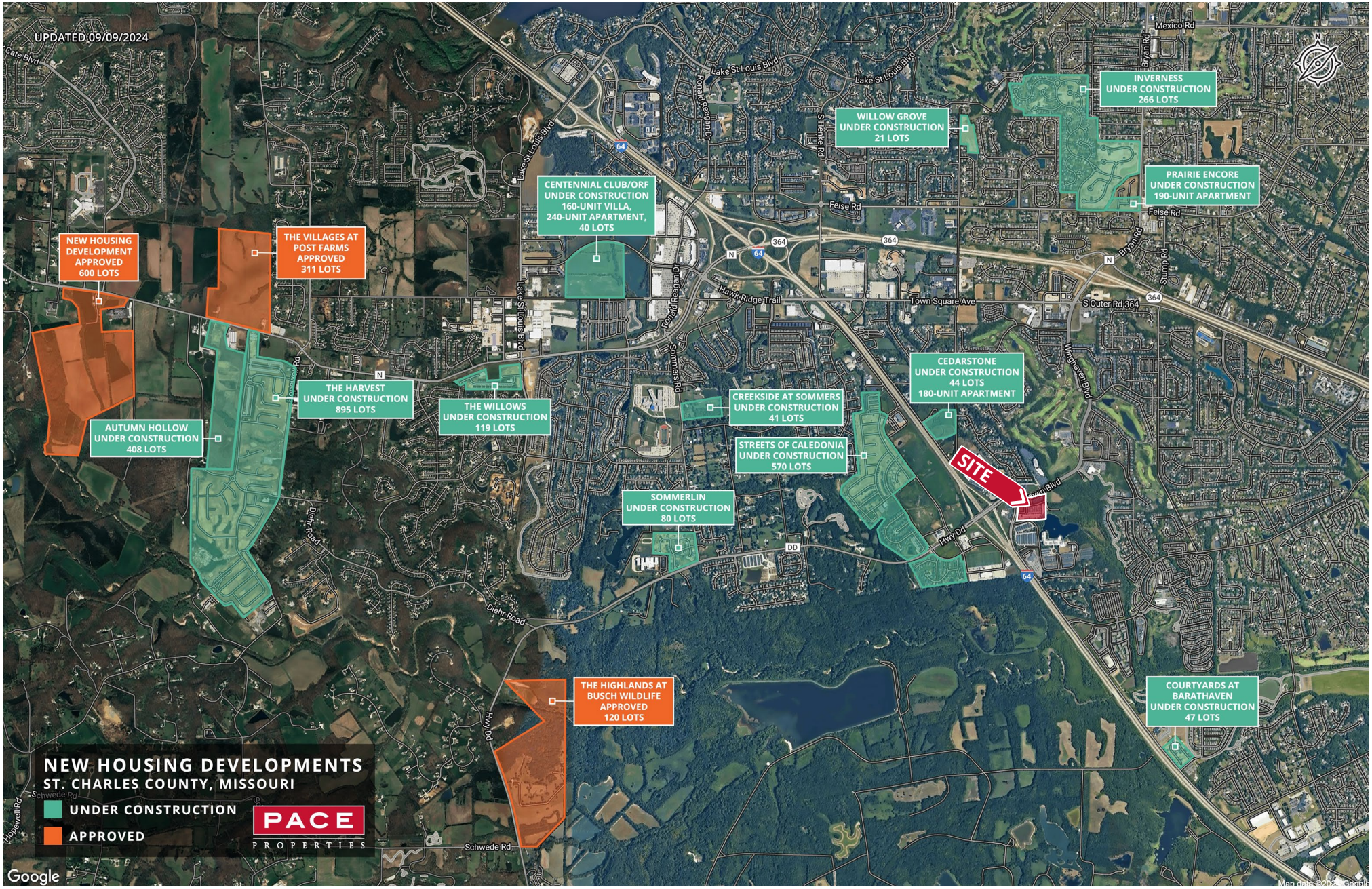
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Trade Area Aerial



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New Housing Developments

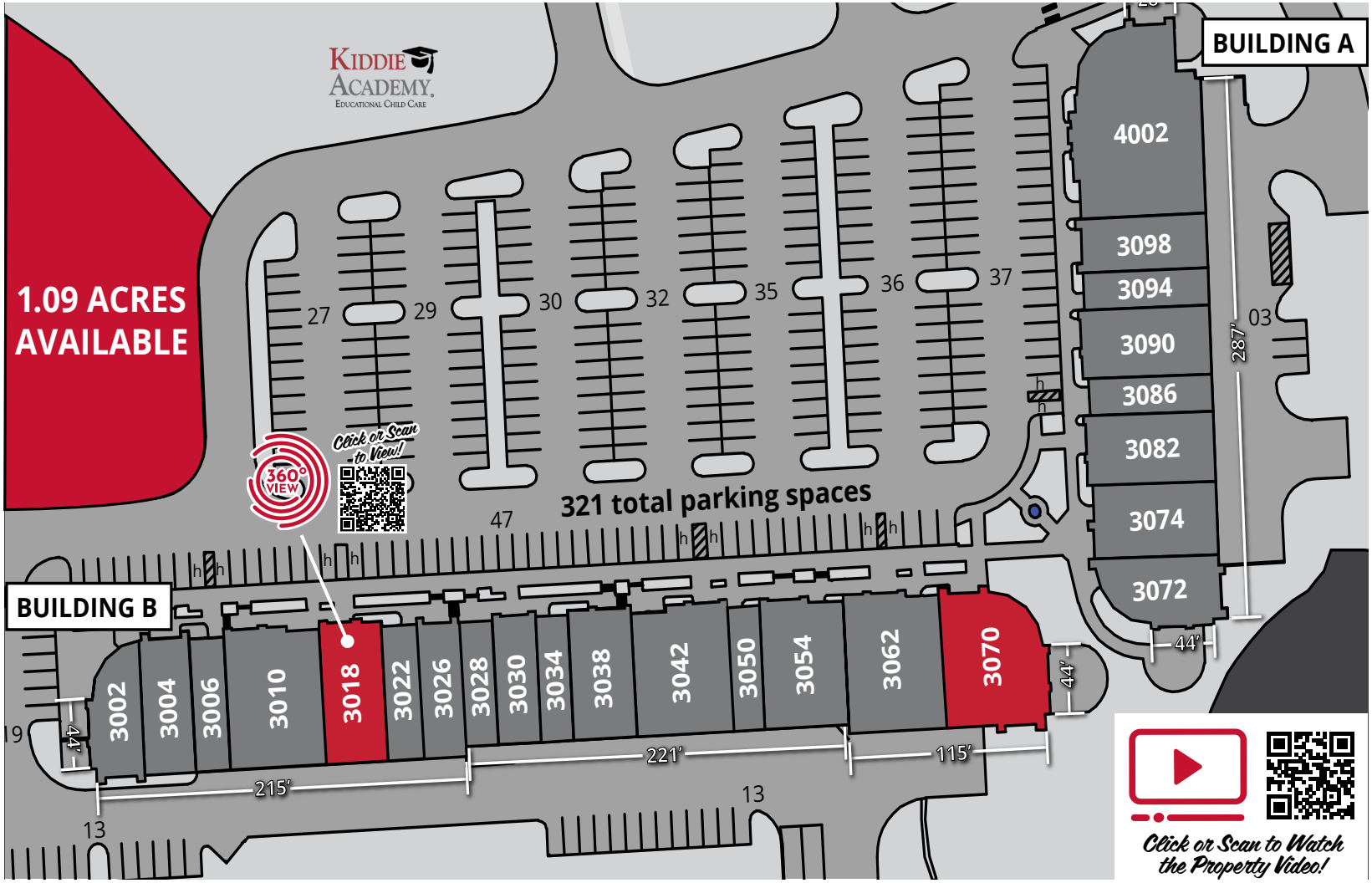


PACEPROPERTIES.COM | 314.968.9898
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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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	1,296
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

Space	Status	SF
3074	Elite Physical Therapy	2,662
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**	


LAKESIDE DENTAL


OUTBACK
IDEAL IMAGE


WINGHAVEN BLVD