

2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

5,724 | 59,436 | 130,289



Daytime Population

6,675 | 30,807 | 74,454



Median Household Income

\$111,579 | \$120,995 | \$119,306

RETAIL/OFFICE FOR LEASE

Lakeside Shoppes

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

1,296 - 3,750 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

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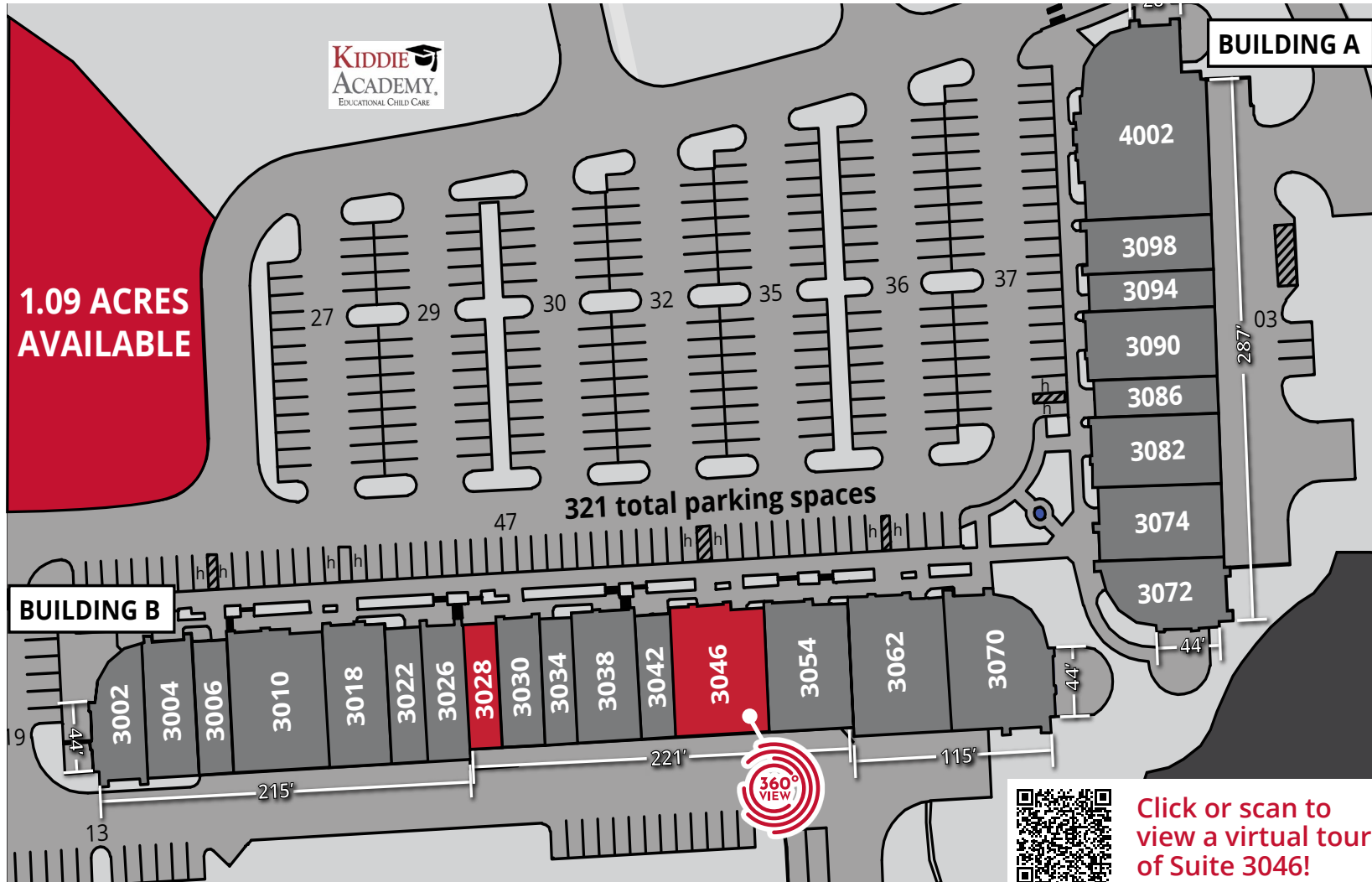
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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New Housing Developments



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 |
| 3034 | For His Glory Ministries | 1,296 |

| Space | Status | SF |
|-------------|---|--------------|
| 3038 | Bayon Bistro | 2,454 |
| 3042 | Fancy Nails | 1,296 |
| 3046 | AVAILABLE (DIVISIBLE DOWN TO 1,296 SF) | 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 |
| 3090 | Lakeside Dental | 2,641 |
| 3094 | Subway | 1,400 |
| 3098 | Ideal Image | 2,000 |
| 4002 | Outback Steakhouse | 6,598 |
| OUTLOT | 1.09 ACRES AVAILABLE | |

