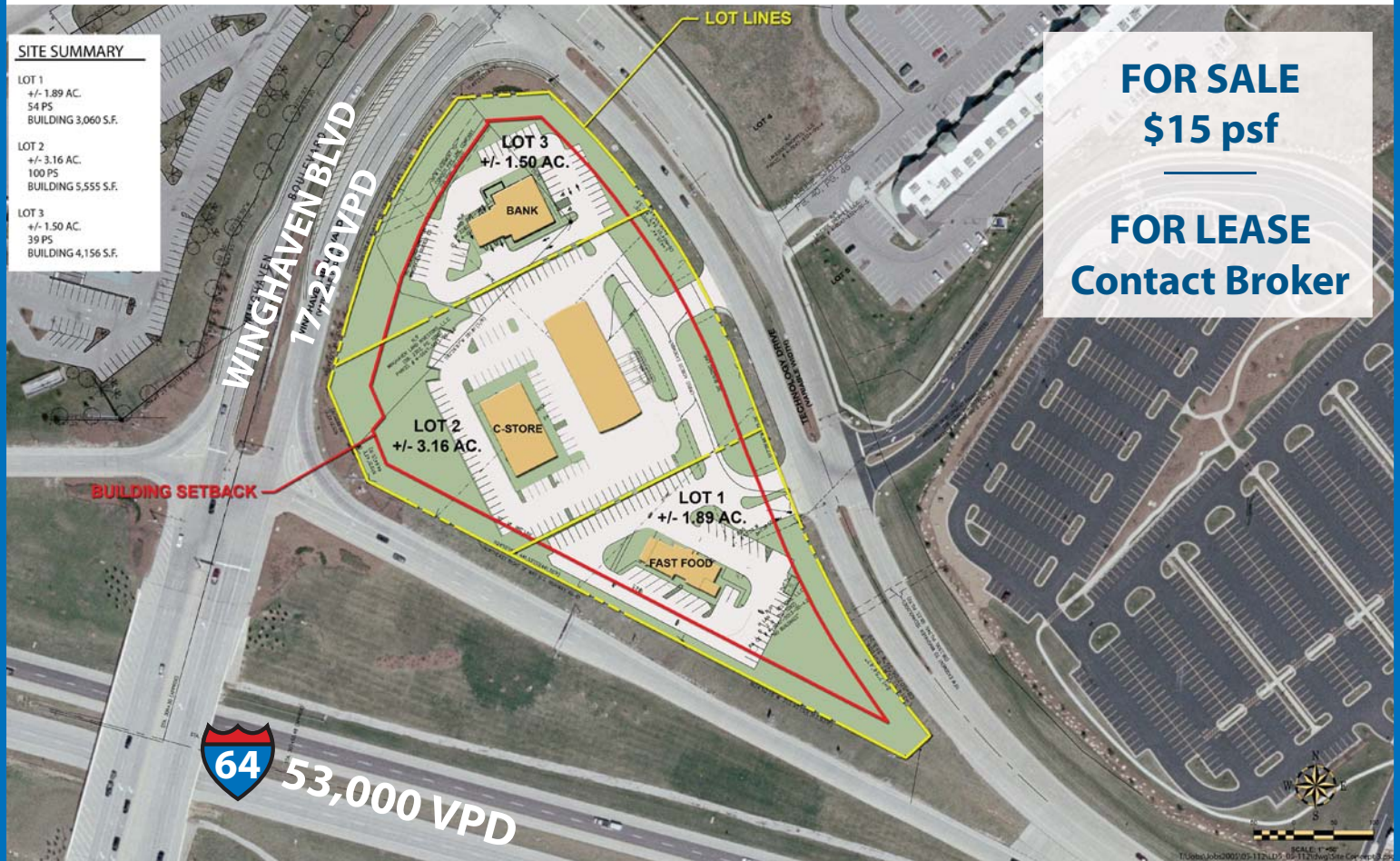


# LAND for SALE or LEASE

## SITE SUMMARY

LOT 1
+/- 1.89 AC.
54 PS
BUILDING 3,060 S.F.
LOT 2
+/- 3.16 AC.
100 PS
BUILDING 5,555 S.F.
LOT 3
+/- 1.50 AC.
39 PS
BUILDING 4,156 S.F.



**FOR SALE**  
**\$15 psf**

**FOR LEASE**  
**Contact Broker**

## PROPERTY HIGHLIGHTS

- 1.50 - 6.55 acre site located next to Spa WingHaven, Shoppes at WingHaven and the Hilton Garden Inn
- Ideal for Bank, C-Store or Fast Food
- Excellent I-64/40 visibility
- Direct access to I-64/40 at WingHaven Blvd. with 53,000 VPD on I-64/40
- Located near Webster University - St. Charles, MasterCard, St. Luke's Urgent Care Center

### FOR MORE INFO:

Mike Hurley [mikeh@foundationcommercial.com](mailto:mikeh@foundationcommercial.com) or 314.484.1469 (c)

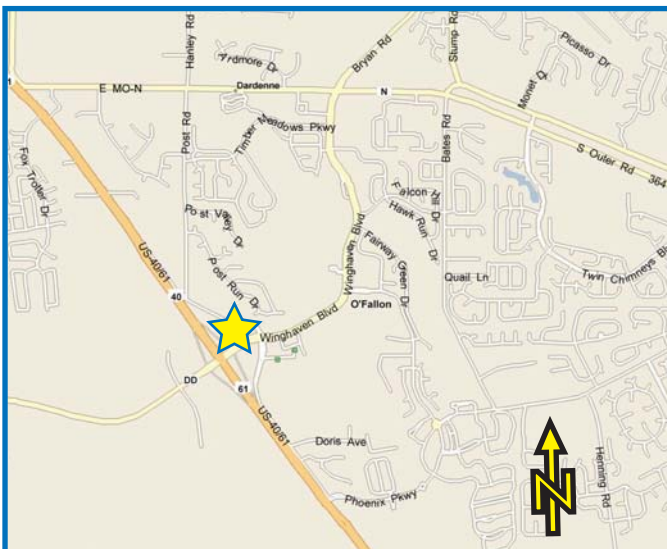
8301 Maryland Avenue Suite 301 St. Louis, MO 63105 314-862-4220 (o)



NEC of I-64/40 and Winghaven Blvd.

O'Fallon, MO 63368

# LAND for SALE or LEASE



## DEMOGRAPHICS

	1 - mile	3 - mile	7 - minute drive time
Est. Pop.	7,827	70,328	41,953
Avg. HH Income	\$75,970	\$71,821	\$72,245
Med. Age	31.1	30.7	30.4
Day Pop	5,723	52,065	26,702

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