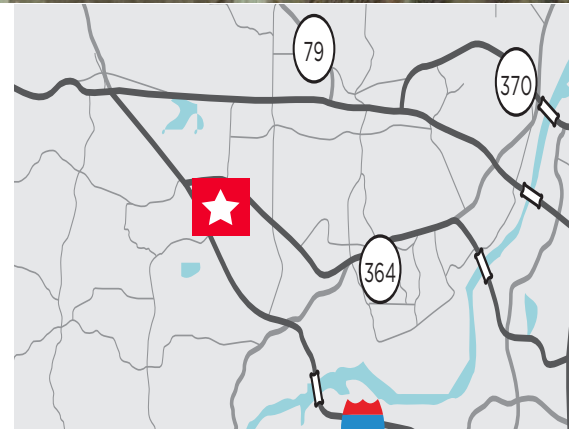




2708 Technology Drive Dardenne Prairie, MO 63368

Property Highlights

- 1.12 Acre Bank-Owned Commercial Outlot in Dardenne Towne Square
- Anchored by Target, JC Penney, & Schnucks Supermarket
- Visibility from I-64/40 (52,400 VPD) and Hwy N
- Extremely Strong Demographics
- Two Curb Cuts on Technology Drive
- All Utilities Available to Site
- Zoned "C-3" Retail Commercial District – City of Dardenne Prairie
- 2021 Real Estate Taxes: \$9,240
- **Sale Price: \$388,000 (\$7.95/SF)**



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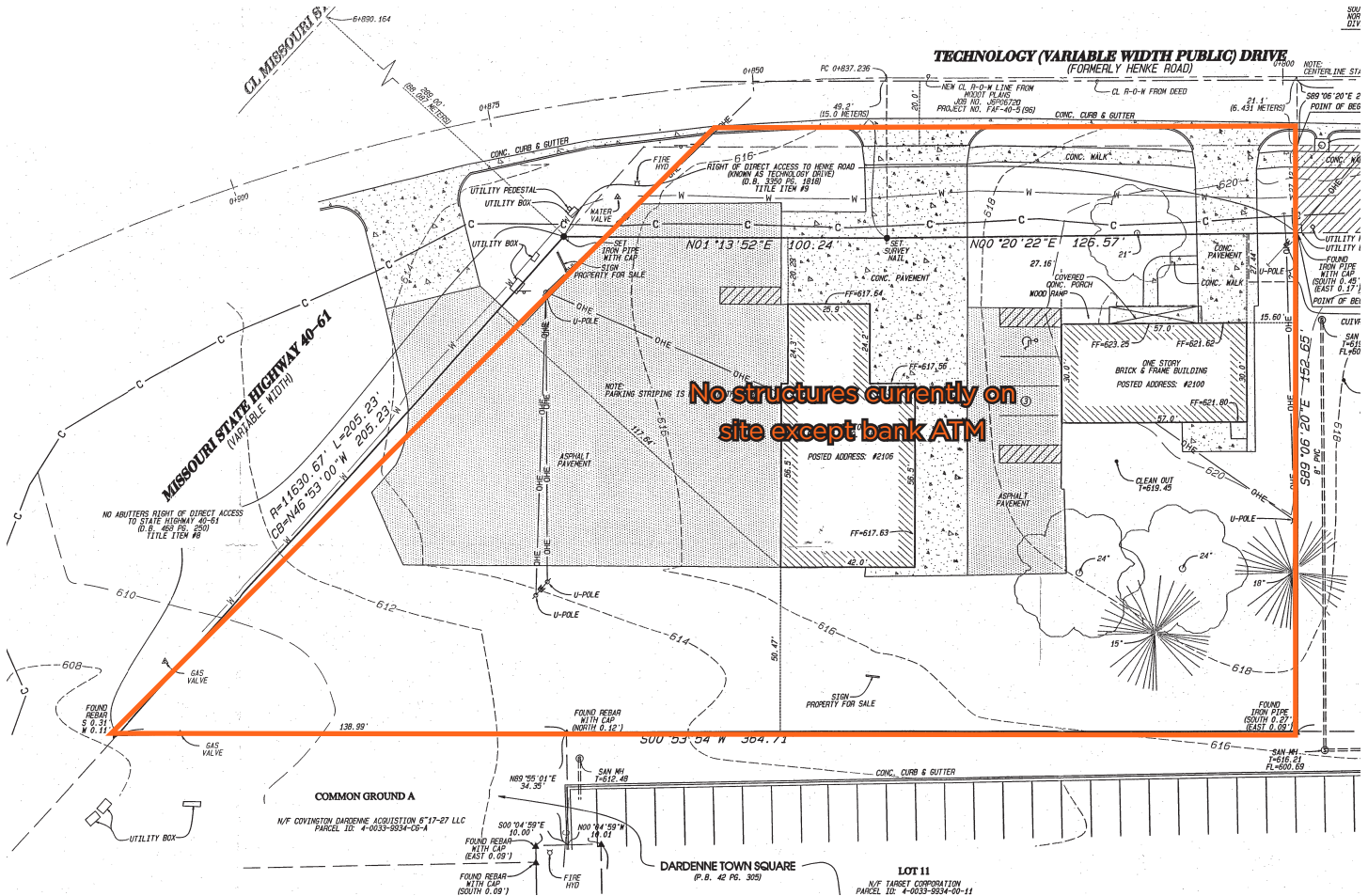


**CUSHMAN &
WAKEFIELD**

FOR SALE

1.12 Acre Bank-Owned Commercial Lot

Survey



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FOR SALE

1.12 Acre Bank-Owned Commercial Lot

Demographics

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	6,157	48,776	106,135
Households	2,336	17,675	37,694
Families	1,775	13,447	29,093
Average Household Size	2.64	2.75	2.81
Owner Occupied Housing Units	1,921	14,508	31,496
Renter Occupied Housing Units	415	3,167	6,198
Median Age	34.2	35.9	35.1
2018 Summary			
Population	7,259	57,722	122,723
Households	2,788	20,974	43,649
Families	2,089	15,771	33,363
Average Household Size	2.60	2.74	2.80
Owner Occupied Housing Units	2,375	17,681	37,079
Renter Occupied Housing Units	413	3,293	6,570
Median Age	35.7	37.0	36.4
Median Household Income	\$95,024	\$87,455	\$84,824
Average Household Income	\$115,423	\$108,952	\$105,397
2023 Summary			
Population	8,209	63,496	134,128
Households	3,167	23,117	47,768
Families	2,356	17,291	36,352
Average Household Size	2.59	2.74	2.80
Owner Occupied Housing Units	2,684	19,499	40,672
Renter Occupied Housing Units	483	3,618	7,096
Median Age	35.5	37.6	37.1
Median Household Income	\$106,176	\$101,042	\$97,422
Average Household Income	\$134,361	\$125,864	\$121,637
Trends: 2018-2023 Annual Rate			
Population	2.49%	1.93%	1.79%
Households	2.58%	1.96%	1.82%
Families	2.43%	1.86%	1.73%
Owner Households	2.48%	1.98%	1.87%
Median Household Income	2.24%	2.93%	2.81%

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