



**CUSHMAN &  
WAKEFIELD**

FOR SALE

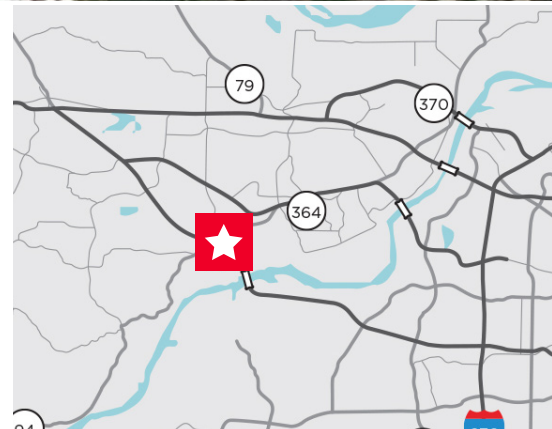
**Prime 25.53 Acre Development Tract**



**6206 S. Highway 94, St. Charles, MO 63304**

### Property Highlights

- Located at the NE Quadrant of I-64/40 and Highway 94
- One of the most prominent development tracts in the STL Metro Region
- Excellent visibility to I-64/40 and Highway 94
- Multiple Access Points
- Extremely strong area demographics and traffic counts
- Public Water on Site; Public Sewer Nearby
- Less than 5 minutes from Chesterfield Valley
- Zoned "PC" Planned Commercial District in City of Weldon Spring
  - Permitted uses: Office, Medical Office, restaurants (including fast food), retail sales and services, schools, veterinary clinics, hotels, fitness center, health care, financial services/banking, grocery stores, etc.
  - Conditional uses: Nursing home/assisted living/residential care, light industrial uses, self-storage, warehouse and wholesale trade, etc.
- **Sale Price: ~~\$8.95/SF~~ \$6.95/SF**



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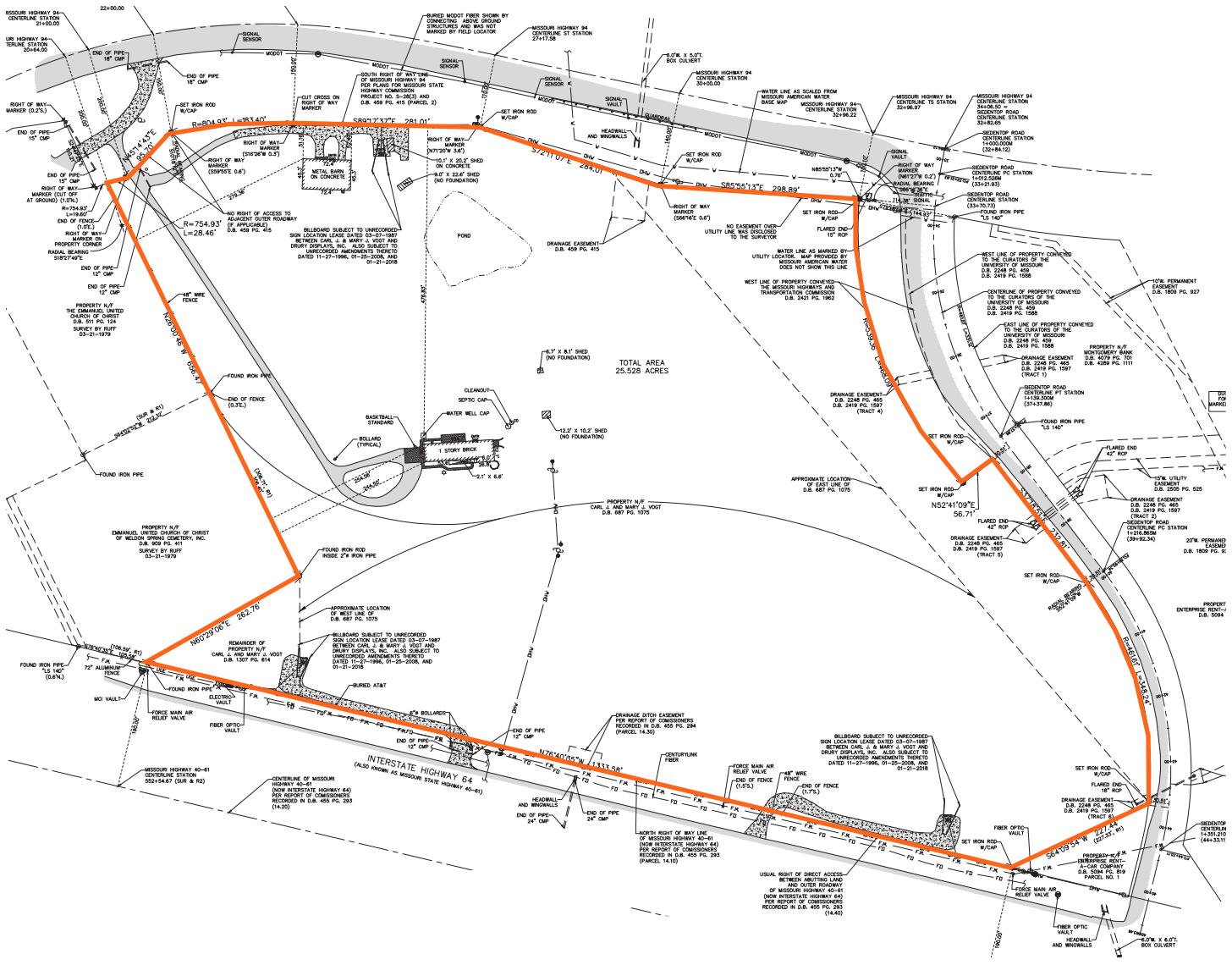


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## Survey



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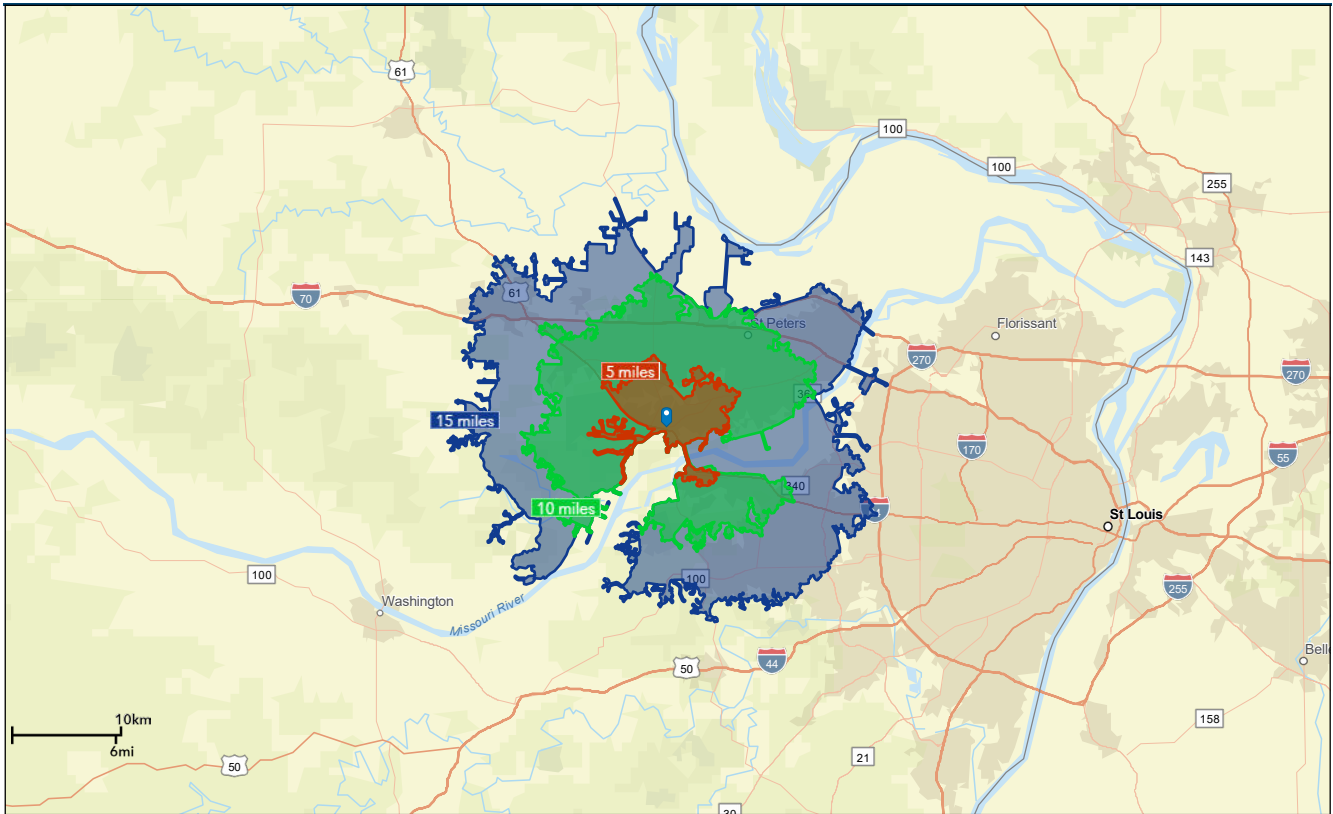


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## Prime 25.53 Acre Development Tract

### Drive Time Map & Demographics



### Demographics

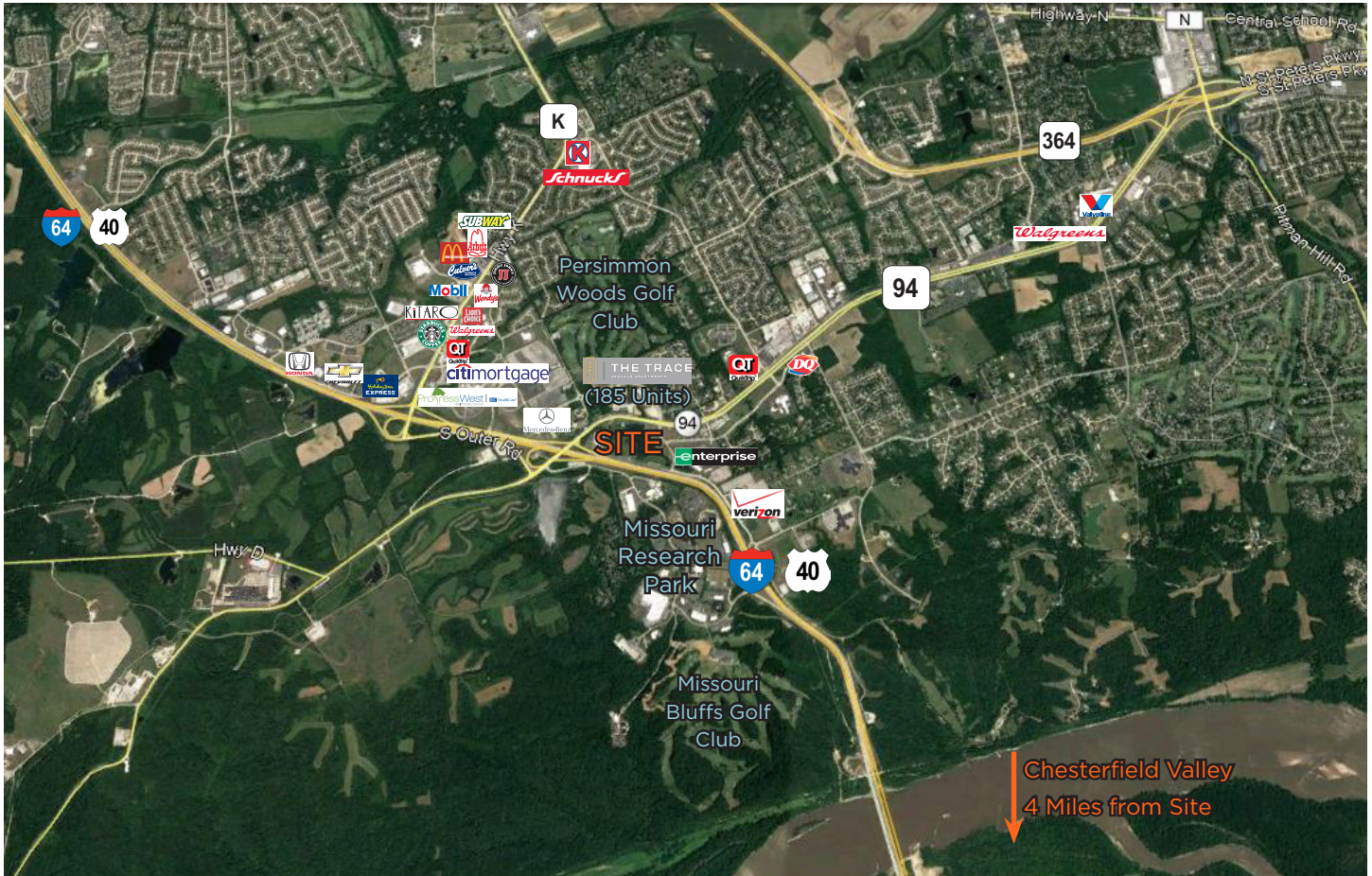
|                   | 5 Mile    | 10 Mile   | 15 Mile   |
|-------------------|-----------|-----------|-----------|
| Population        | 43,496    | 249,610   | 474,041   |
| Average HH Income | \$136,197 | \$121,285 | \$123,194 |
| Households        | 17,058    | 103,782   | 197,292   |

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## Aerial / Location Map



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