



**NORTH ELEVATION**



**SOUTH ELEVATION**

# WENTZVILLE OAKS SOUTH

SCAN HERE!



**MARK CLARKSON**

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**710-730 LUETKENHAUS BOULEVARD  
 WENTZVILLE, MO 63385  
 1,503 — 6,300 S.F. | \$24-\$30/S.F. N.N.N.**

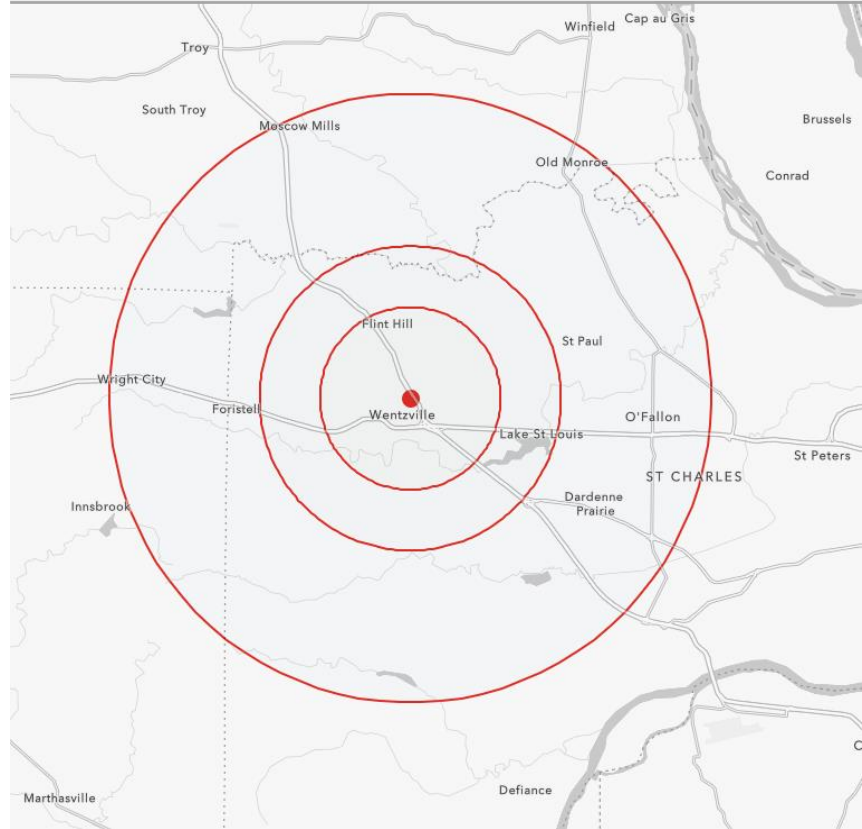
**FOR LEASE**

**PROPERTY INFORMATION**



- NEW RETAIL DEVELOPMENT DELIVERING Q2 OF 2023 IN FAST-GROWING WENTZVILLE!
- JOIN AXES PHYSICAL THERAPY, UNITED STATES POSTAL OFFICE, AND 406I BEAUTY HAUS
- 1,503 S.F. ENDCAP WITH DRIVE-THRU POTENTIAL AND 6,300 S.F. WITH HIGH CEILINGS AVAILABLE
- STOREFRONT AND MONUMENT SIGNAGE AVAILABLE
- CONVENIENT PROXIMITY TO WENTZVILLE PARKWAY, HWY-6I, I-70, AND I-64

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	42,082	71,569	212,841
HOUSEHOLDS	14,828	25,184	76,943
AVERAGE HH INCOME	\$120,199	\$127,014	\$127,093



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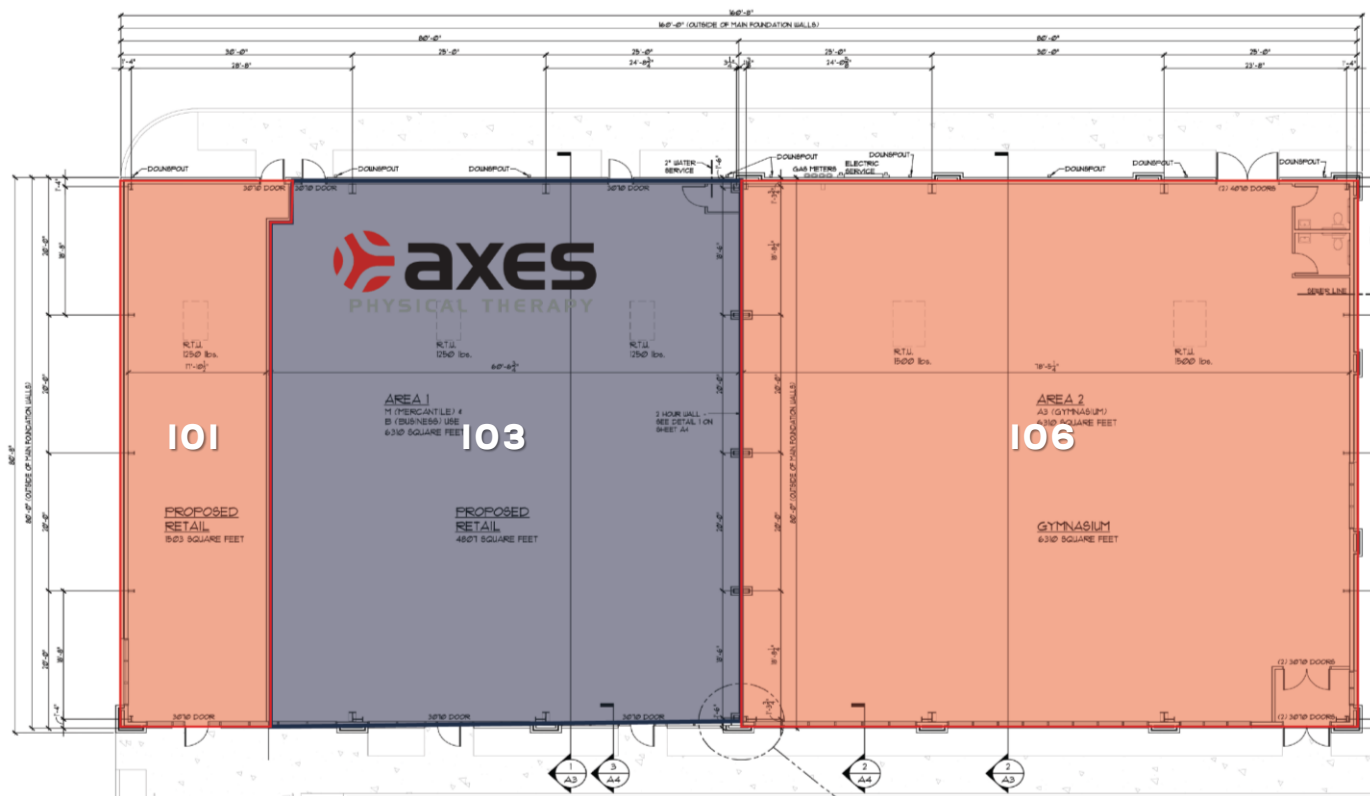
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**SITE PLAN**

**WENTZVILLE OAKS SOUTH**



SUITE	S.F.	STATUS
101	1,503	AVAILABLE \$30/S.F. N.N.N.
103	4,801	AXES PHYSICAL THERAPY
106	6,300	AVAILABLE \$24/S.F. N.N.N.

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**AERIAL**



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