

2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

13,394 | 89,452 | 151,304



Daytime Population

7,141 | 64,726 | 125,283



Median Household Income

\$73,643 | \$93,966 | \$96,497



FOR LEASE

2010 Zumbahl Road | St. Charles, Missouri 63303

0.62 Acre Outlot for Lease or Build-to-Suit | Call for Details

PROPERTY DETAILS

New retail development

Located at signalized intersection

Great co-tenancy

Terrific visibility from I-70 at Zumbahl Road

I-70 - 109,398 VPD | Zumbahl Road - 18,591 VPD

John Shuff

314.785.7630

jshuff@paceproperties.com

Mike Swearngin

314.785.7635

mswearngin@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

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

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial



PACEPROPERTIES.COM | 314.968.9898

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

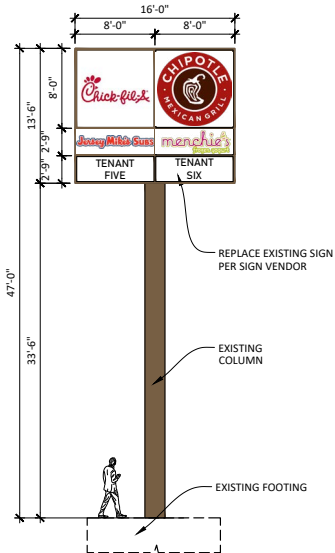
The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

VETERANS MEMORIAL PARKWAY 11,374 VPD

I-70 109,398 VPD

ZUMBEHL RD 18,591 VPD

**0.62 ACRES
AVAILABLE
FOR LEASE OR
BUILD-TO-SUIT**



PYLON SIGN
SCALE: 1/8" = 1'-0"

1

