



## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

10,590 | 81,264 | 172,996



### Daytime Population

6,286 | 47,296 | 113,025



### Median Household Income

\$100,118 | \$93,255 | \$97,574

# RETAIL FOR SALE OR GROUND LEASE

2601 Old Muegge Road | St. Charles, Missouri 63303

1.22 Acres | Sale Price: \$1,200,000 | Lease Rate: Call for Details

## PROPERTY DETAILS

Drive-thru opportunity

Perfect for owner-user

Great visibility to first site in the trade area

Easy access to I-70

Muegge Road - 20,700 VPD

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