

## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

6,311 | 58,805 | 171,266



### Daytime Population

3,033 | 30,290 | 119,915



### Median Household Income

\$111,674 | \$97,730 | \$95,702



# LAND FOR SALE

Highway 364 & Upper Bottom Road | St. Charles, Missouri 63303

1.49 Acres | Call for Details

## PROPERTY DETAILS

Strong demographics

Highly visible from Highway 364

Easy access

Adjacent to top-performing C-store in the MSA

Highway 364 - 62,380 VPD

Upper Bottom Road - 6,080 VPD

**Evan Barnett**

314.785.7678

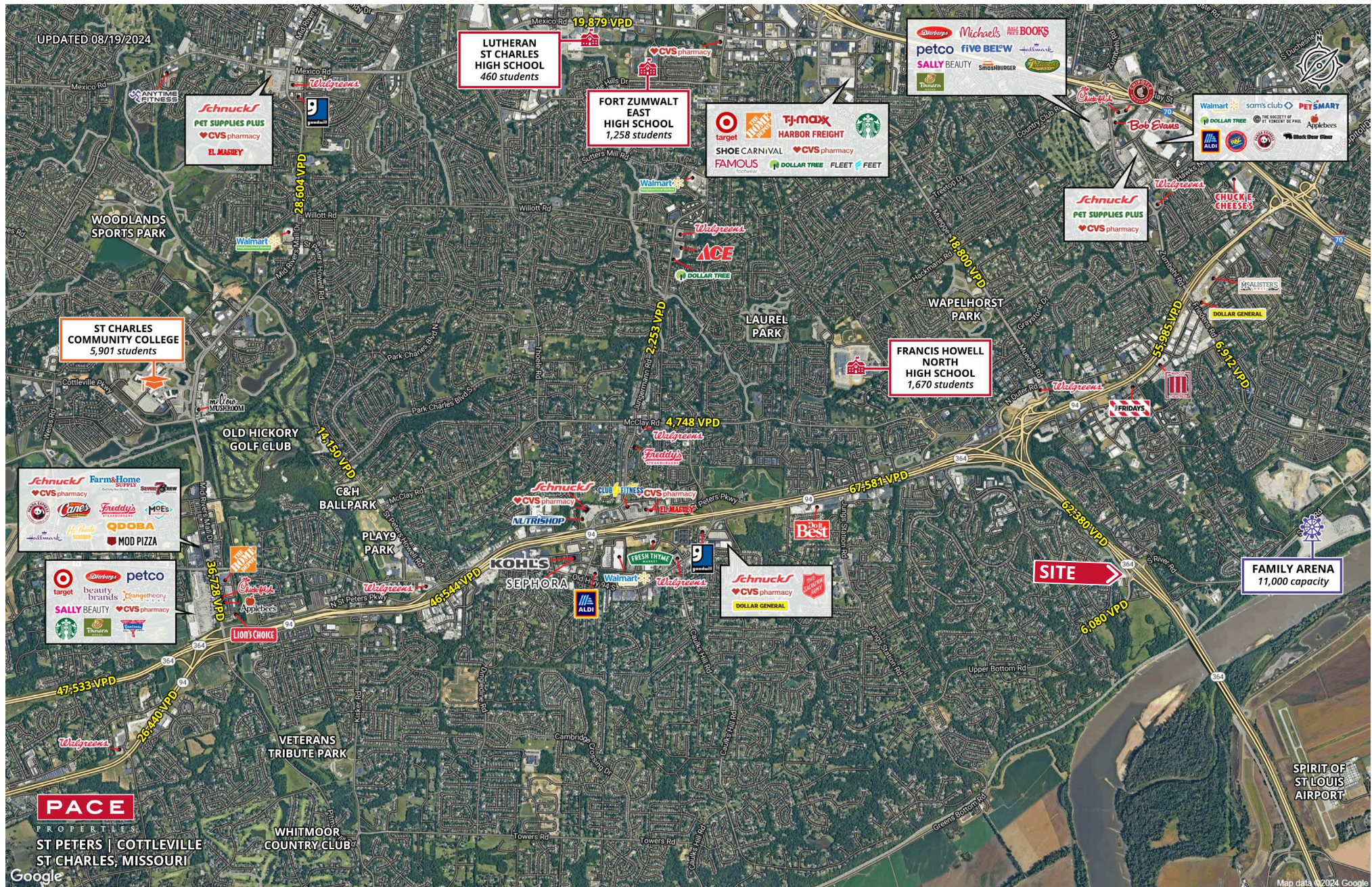
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PACEPROPERTIES.COM | 314.968.9898

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



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# Site Plan

