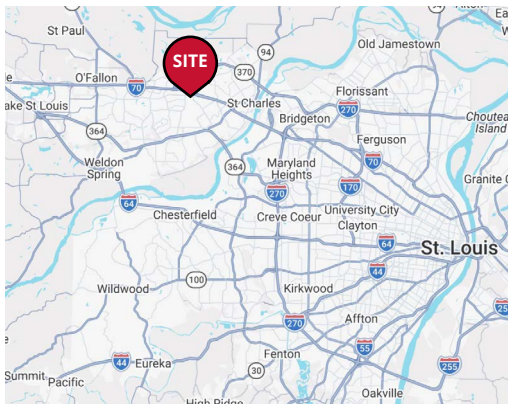


PACE

PROPERTIES



2026 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

8,130 | 70,639 | 170,337



Daytime Population

9,751 | 47,793 | 121,155



Median Household Income

\$107,344 | \$95,271 | \$99,859



RETAIL PADS AVAILABLE

Mexico Road & Cave Springs Road | St. Charles, Missouri 63376
Divisible Up to 1.92 Acres | Lease Rate or Sale Price: Call for Details

PROPERTY DETAILS

Opportunity in an established commercial corridor

Mexico Road frontage with high traffic visibility

1.92 Acres of development opportunity

Cross access to Cave Springs

Mexico Road - 18,737 VPD | Cave Springs Road - 31,452 VPD

Richie Chappuis

314.785.7615

rchappuis@paceproperties.com

John Shuff

314.332.3230

jshuff@paceproperties.com

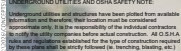
PACEPROPERTIES.COM | 314.968.9898

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

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RETAIL ADVISORS

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.

[illegible]

The logo for Missouri 811, featuring the word "MISSOURI" in a stylized font with a green outline, the number "811" in large yellow digits with a black outline, and a stylized shovel icon below the number.

DESIGNER'S AUTHENTICATION
The responsibility for professional engineering liability on this
heretofore limited to the set of plans authenticated by the seal,
and date hereunder attached. Responsibility is disclaimed for
engineering plans involved in this project and specifically
revisions after this date unless reauthenticated.
PROFESSIONAL ENGINEER

MUTLI-TENANT COMMERCIAL DEVELOPMENT
MISHAAL TAQUI

MISHAAL TAQUI
3939 MEXICO ROAD
ST. CHARLES, MO 63376

Date		7/31/2026	
Project Name	Project Location	CONCEPT PLAN 1	
Project Description	Project Status		
Project Budget	Project Timeline		
Project Risks	Project Deliverables		
Project Stakeholders	Project Communication		
Project Objectives	Project Metrics		
Project Constraints	Project Assumptions		
Project Dependencies	Project Risks		
Project Milestones	Project Deliverables		
Project Summary	Project Conclusion		

CP-1

Project No.	
Drawn By	SJF
Checked By	SJF

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

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