

FOR LEASE

HERITAGE POINTE COMMONS

1221-1225 Wentzville Parkway

Located directly along Wentzville Parkway, Wentzville, Missouri 63385



FEATURING:

- Ample Parking
 - Lighted intersection
 - Great location for bank, restaurant, sporting goods store, drycleaners, specialty store and much more
 - Convenient Access to Hwy 70 and Hwy 40/61
 - Competitive Lease Rates
 - Utilities: Gas, Electric & Water/Sewer
- Currently **ZONED C2**

DEMOGRAPHICS:

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
AVERAGE HOUSEHOLD INCOME	\$86,901	\$90,410	\$92,789
POPULATION	6,690	22,735	38,366

CG CORPORATE GROUP, INC.

636-946-0761

www.corporategrp.com

Commercial/Residential Real Estate * Leasing
Sales * Tenant Rep * Management * Development
2500 S Old Hwy 94, Suite 200, St. Charles MO 63303

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**WENTZVILLE MARKETPLACE
 HERITAGE POINTE COMMONS
 PARKWAY PLAZA
 STONE RIDGE PLAZA**



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Businesses are Subject to Change