

HERITAGE POINTE COMMONS

1225 Wentzville Parkway
Located directly along Wentzville Parkway, Wentzville, Missouri 63385



PHASE I & II—100% LEASED

PHASE III—COMING FALL 2026
1,200– 15,570+/- sf

FEATURING:

Ample Parking

Competitive LEASE RATES

Great location for hair salon, boutiques, doctor's office, bakery, restaurant, sporting goods store, drycleaners, specialty stores, bank and much more

Lighted intersection

Convenient Access to Hwy 70-40/61

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

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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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FOR LEASE



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



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Businesses are Subject to Change