

FOR
LEASE

WESTWOOD CENTER

800 - 810 O'Fallon Road, Weldon Spring, MO 63304

Located at the corner of Hwy 94 & O'Fallon Road



Featuring:

- Excellent Hwy 94 Visibility
- Conveniently located near Hwy 40
- Join our tenants:
Central Bank, Subway, Shelter Insurance,
Vogue Salon, Weldon Spring Dental
Hog's Haus Sports Bar & Grill &
El Rancho Nuevo
- Located at corner of O'Fallon Road & Hwy 94,
across from QuikTrip

ZONED C2

Traffic Count

Hwy 94 at O'Fallon Rd

25,000 +

vehicles per day

DEMOGRAPHICS

POPULATION	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
	3,279	22,867	71,537

MEDIAN HOUSEHOLD INCOME

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2022	\$108,225	\$94,569	\$92,935

**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

Office 636.946.0761 Fax 636.946.6745

Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Seller, Agents and Broker make NO representation as to the conditions of the property and recommend that the purchaser investigate fully.