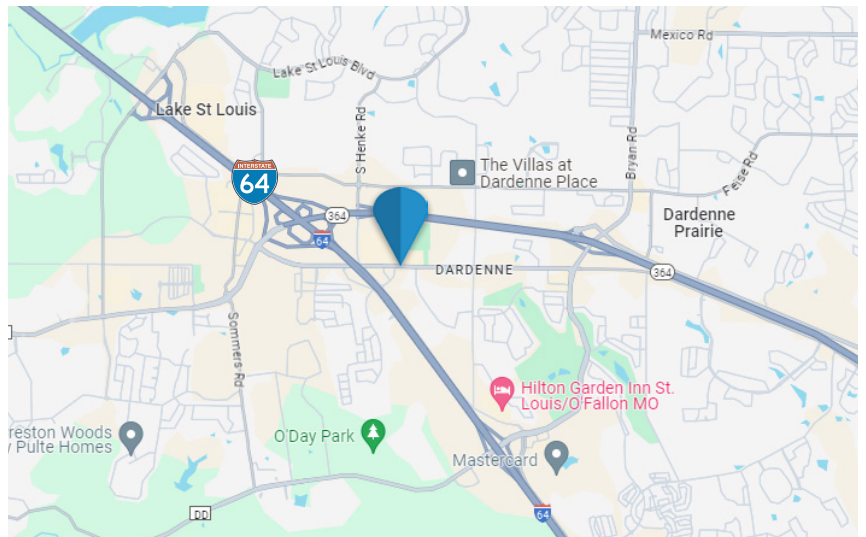


## FOR SALE

7827 Town Square  
Dardenne Prairie, MO 63368



- Four Suite Strip Center
- End Cap Restaurant Space Has Drive-Through
- Shadow Anchored by Target, JC Penney, Marcus Cinema, Schuncks, Red Robin
- Convenient to Highway 64 & 364
- Built in 2007
- 6,040 SF Retail Center
- Ideal Location for a Restaurant, Salon, Office, etc.



**\$1,050,000**

**Ken Wedberg**

Office: 314-446-7540

Cell: 314-374-6670

wedberg@realtyexchangeweb.com

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

## Summary

### The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned Retail Building, 7827 Town Square Center, Dardenne Prairie, MO 63368. The property contains 4 units totaling 6,040 SF.

### Investment Highlights

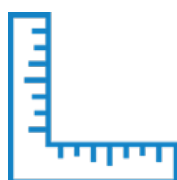
- Value Add Opportunity
- 6,040 SF Center
- 1.17 Acre Lot Allowing for Additional Improvements or Parking
- Building Consists of 4 Bays
- End Cap Has Drive-Through Lane
- Ample Parking with 24 Spaces
- 2 Bays Including Drive-Through Available for Lease
- 2007 Construction

All offers will be considered. The owners are not offering any financing.



**4**

UNITS



**6,040**

SQ FT



**2007**

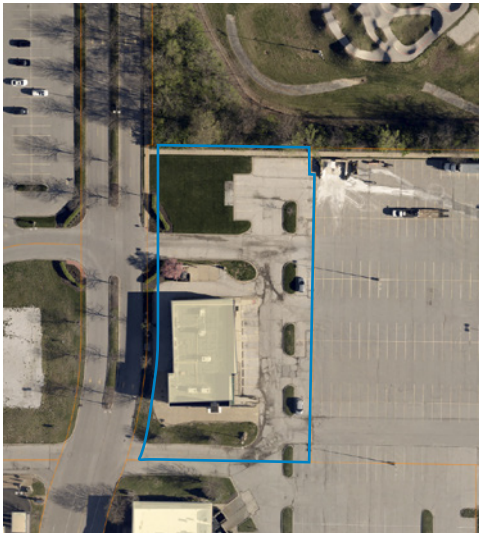
BUILT



**\$1,050,000**

PRICE

## Location



Demographics	1 Mile	3 Mile	5 Mile
Population	9,920	68,133	137,298
Households	3,932	25,075	50,151
Average Household Income	\$133,294	\$143,079	\$140,868
Traffic Volume	22,113	75,424	50,447

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## Market

Nestled in the heart of St. Charles County, Dardenne Prairie offers a perfect blend of small-town charm and modern convenience. With its scenic parks, family-friendly neighborhoods, and a thriving community spirit, this vibrant city is ideal for anyone looking to settle down.

Enjoy outdoor adventures at beautiful parks, including the popular Dardenne Park, where you can hike, picnic, and unwind. With top-rated schools and a variety of recreational programs, Dardenne Prairie is perfect for families seeking a nurturing environment for their children.

Conveniently located near major highways, residents enjoy easy access to shopping, dining, and entertainment in nearby cities, while still relishing the tranquility of suburban living.



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## Demographics



**4,224**  
HOUSEHOLDS



**11,090**  
POPULATION



**2.62**  
AVERAGE  
HOUSEHOLD SIZE



**\$151,286**  
AVERAGE  
HOUSEHOLD INCOME



**\$409,226**  
AVERAGE  
HOUSING VALUE



**97.0%**  
EMPLOYMENT



**71.3%**  
WHITE COLLAR  
WORKERS

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