



53,364 (2023)



364



N



0.99 ACRE

12,931 (2023)

0.37 ACRE

**KINETIC PARK**

- 33,000 SF STATE PARK UNDER CONSTRUCTION
- INDOOR PICKELBALL COURT UNDER CONSTRUCTION WITH A NEW E SPORTS ARENA
- OVER 126,000 ANNUAL VISITORS



# DARDENNE TOWN SQUARE

7817 HIGHWAY N & 7839 TOWN SQUARE AVE  
DARDENNE PRAIRIE, MO 63368

MULTIPLE OUTPARCELS FOR SALE OR LEASE



# DARDENNE TOWN SQUARE

## DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

RICK SPECTOR

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GO TO:

SITE PLAN

PICTURES

MARKET AERIAL

## VISIT METRICS JAN 1<sup>st</sup>, 2024 - DEC 31<sup>st</sup>, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



2.6 M

VISITORS



359.1 K

VISIT FREQUENCY



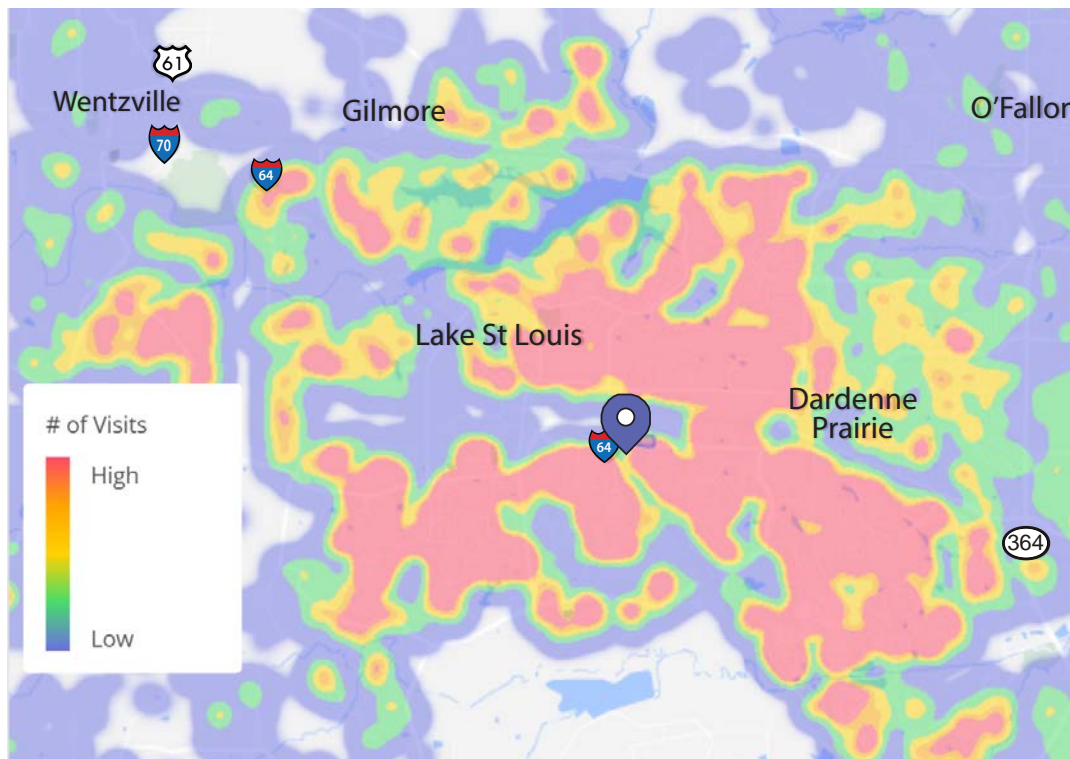
7.4

AVG. DWELL TIME



44 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 9,315	<u>3 MILES</u> 68,624	<u>5 MILES</u> 135,284
HOUSEHOLDS		<u>1 MILE</u> 3,608	<u>3 MILES</u> 25,090	<u>5 MILES</u> 49,106
AVG HH INCOME		<u>1 MILE</u> \$112,887	<u>3 MILES</u> \$120,416	<u>5 MILES</u> \$117,101



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

# DARDENNE TOWN SQUARE

## 7839 TOWN SQUARE AVE OPTIONS

PLEASE CONTACT:

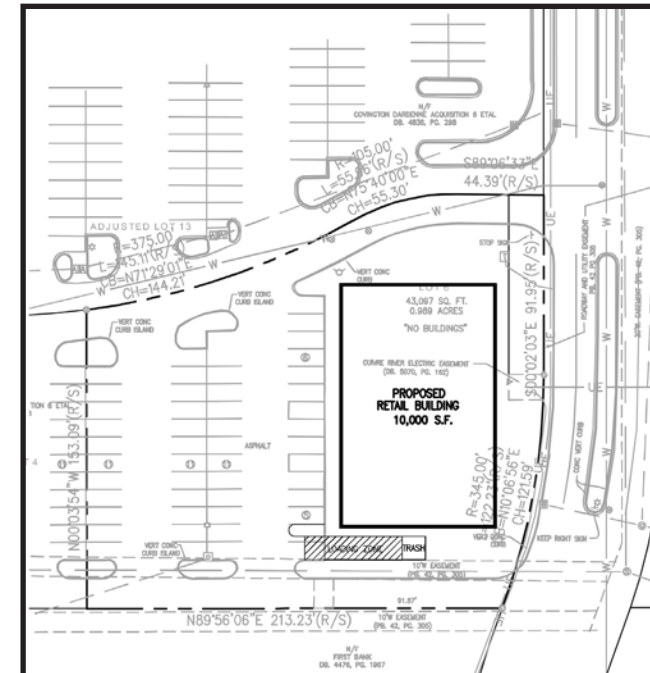
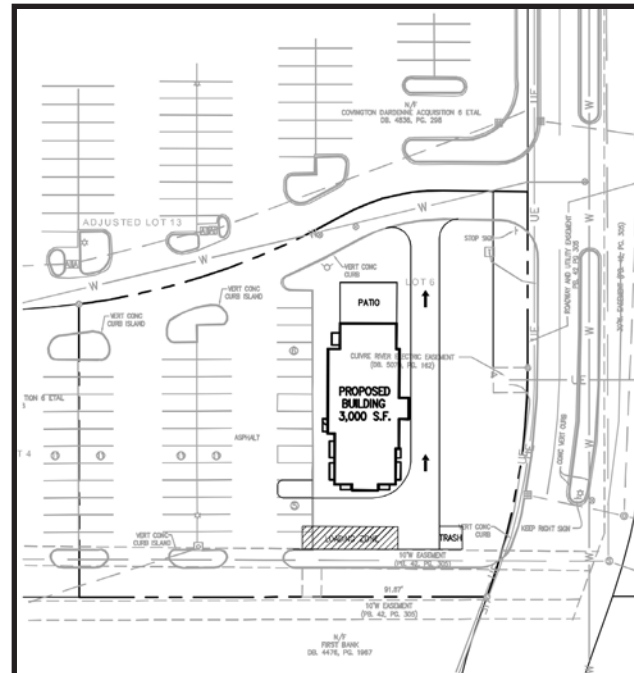
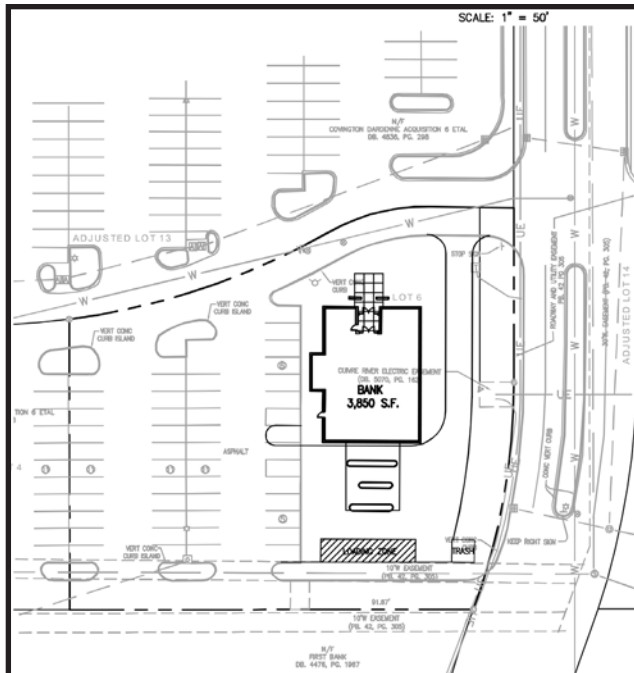
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- FOR SALE, LEASE OR BUILD TO SUIT
- LOT IS ON THE MAIN ENTRY DRIVE TO BOTH TARGET AND SCHNUCKS
- DRIVE THRU IS POSSIBLE AND UTILITIES ARE PULLED TO SITE
- IN THE HEART OF THE GROWING ST. CHARLES COUNTY (10% GROWTH IN THE LAST 10 YEARS)
- AT THE INTERSECTION OF HIGHWAY 64 (53,364 VPD) AND HIGHWAY 364 (52,394 VPD)



# DARDENNE TOWN SQUARE

## 7817 TOWN SQUARE AVE OPTIONS

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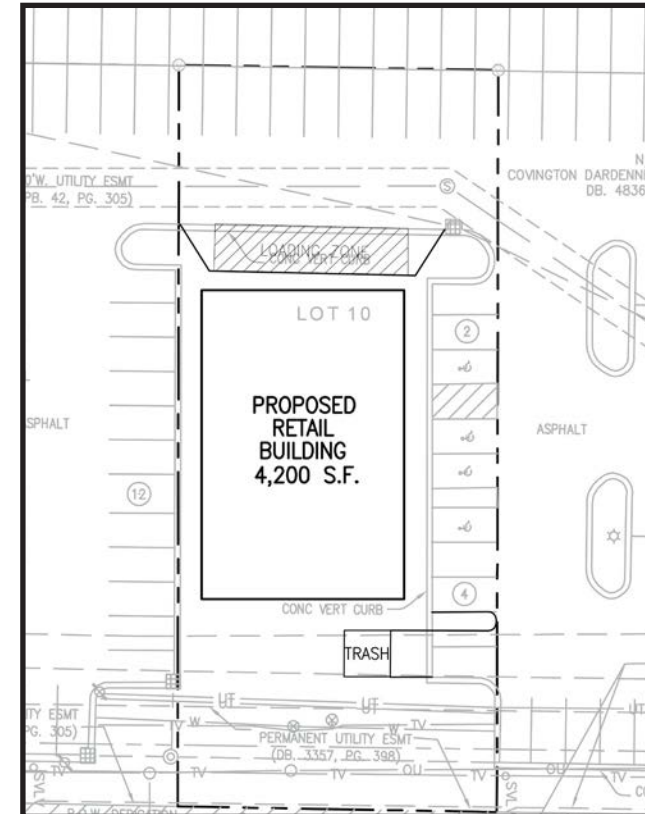
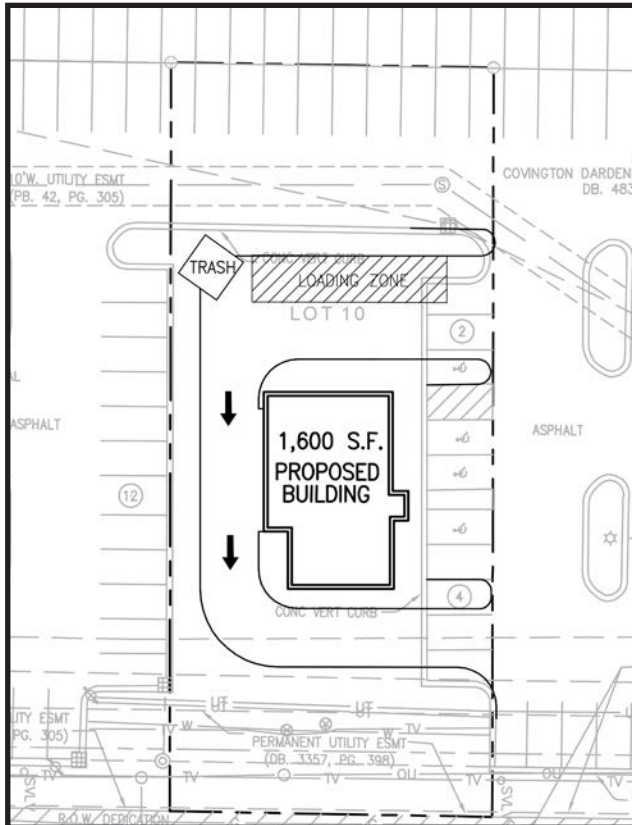
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- FOR SALE, LEASE OR BUILD TO SUIT
- DIRECT VISIBILITY AND ACCESS TO HIGHWAY N (12,931 VPD)
- OUTLOT OF MARCUS THEATRE WITH 159,400 ANNUAL VISITORS
- 15 SCREEN MARCUS THEATER WAS RECENTLY RENOVATED
- ALL UTILITIES HAVE BEEN PULLED TO THE SITE
- SHARED ACCESS WITH TARGET AND SCHNUCKS
- CALL BROKER FOR PRICING



# DARDENNE TOWN SQUARE

## MARKET AERIAL

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