



For Sale or Lease

**A NEW
EMERGING MARKET AREA**
Southwest Corner of Hwy. 109 & 100
17109 & 17105 Hawthorne Village Parkway
Wildwood, Missouri



Aerial Photo of Location

Site Characteristics

Adjoining Commercial Developments

St. Louis Community College

YMCA West County Branch

Located in the

Wildwood Town Center

Pad Ready Site Available

Extension of Utilities Available

Over 32,000 Vehicles Per Day

Excellent Visibility 2 State Highways

**VOTED MONEY MAGAZINES 3rd
Hottest City in the Nation!**

**Sale Price
\$1,250,000.00**

Lease Rate 17105 Hawthorne Village Pkwy. \$55,000/Annually
Pad Ready Sites 17109 Hawthorne Village Pkwy. \$55,000/Annually

Sale Price on Lots \$ 750,000

For More
Information
Call Charlie
St. Onge, CCIM
636.451.2725



Front Photo of Site



Plat of Site

Information contained herein has been obtained from the owner of the property or from other reliable sources and is subject to change without notice. The Broker and Owner do not guarantee the accuracy of this information. Owners and Brokers make no representation as to the environmental or other physical conditions of the property and recommend that the Purchaser/Tenant investigate the property to their satisfaction.

Visit our Website

www.stongemanagement.com