

FOR LEASE

# HERITAGE POINTE COMMONS

1221-1225 Wentzville Parkway

Located directly along Wentzville Parkway, Wentzville, Missouri 63385



### FEATURING:

- Ample Parking
  - Lighted intersection
  - Great location for bank, restaurant, sporting goods store, drycleaners, specialty store and much more
  - Convenient Access to Hwy 70 and Hwy 40/61
  - Competitive Lease Rates
  - Utilities: Gas, Electric & Water/Sewer
- Currently **ZONED C2**

### DEMOGRAPHICS:

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2015 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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