

# Dardenne Town Square

7805-7959 State Highway N  
Dardenne Prairie, Missouri



**1,470 - 3,000 SF Available**

## Property Highlights

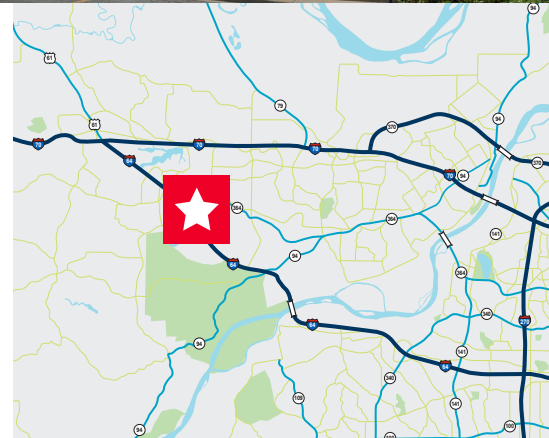
- Anchored by Schnucks Supermarket, Target, JC Penney, and Marcus Theaters
- Located at a major three highway interchange, Interstate 64/40, Hwy 364 (Page Ave Extension) and Highway N
- Located in St Charles West, the fastest growing submarket in the St. Louis Area
- Affluent population base with Average Household Income of \$109,000+ within 1 mile of the shopping center
- Other area retailers include, Wal-Mart, Lowe's, Von Maur, Dierbergs, Bed Bath & Beyond, Petco

## Demographics

|                   | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------|-----------|-----------|-----------|
| Population        | 7,724     | 60,106    | 126,827   |
| Households        | 2,910     | 21,787    | 45,037    |
| Average HH Income | \$109,660 | \$108,769 | \$105,394 |

## Traffic Counts

**I-64/40** - 66,700 VPD | **Hwy 364** - 28,980 VPD | **Hwy N** - 8,500 VPD



### David Wirth

+1 314 925 2916  
david.wirth@cushwake.com

### Kyle Pershing

+1 314 236 5471  
kyle.pershing@cushwake.com

7700 Forsyth Blvd, Suite 1210  
St. Louis, Missouri  
main +1 314 862 7100  
**cushmanwakefield.com**

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## Site Plan



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## Dardenne Prairie

The City of Dardenne Prairie is focused on business attraction, expansion, and retention, particularly in retail, restaurants, and data centers. The City also says it embraces opportunities to assist companies and entrepreneurs looking to startup or relocate new business operations.

Dardenne Prairie enjoys one of the lowest tax rates in St. Charles County, extremely low utility rates, and is home to three of the top rated school districts in the state. The city also has the highest per capita income and highest median income in St. Charles County.

Nestled between Interstate 70 and Interstate 64/U.S. Highway 40/61 and with Route 364 (Page Extension) passing through the community, the City of Dardenne Prairie is at the heart of the golden triangle in St. Charles County. Hwy N serves an alternate arterial roadway between O'Fallon, MO and Lake St. Louis.



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# Dardenne Town Sqaure

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## Aerial



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