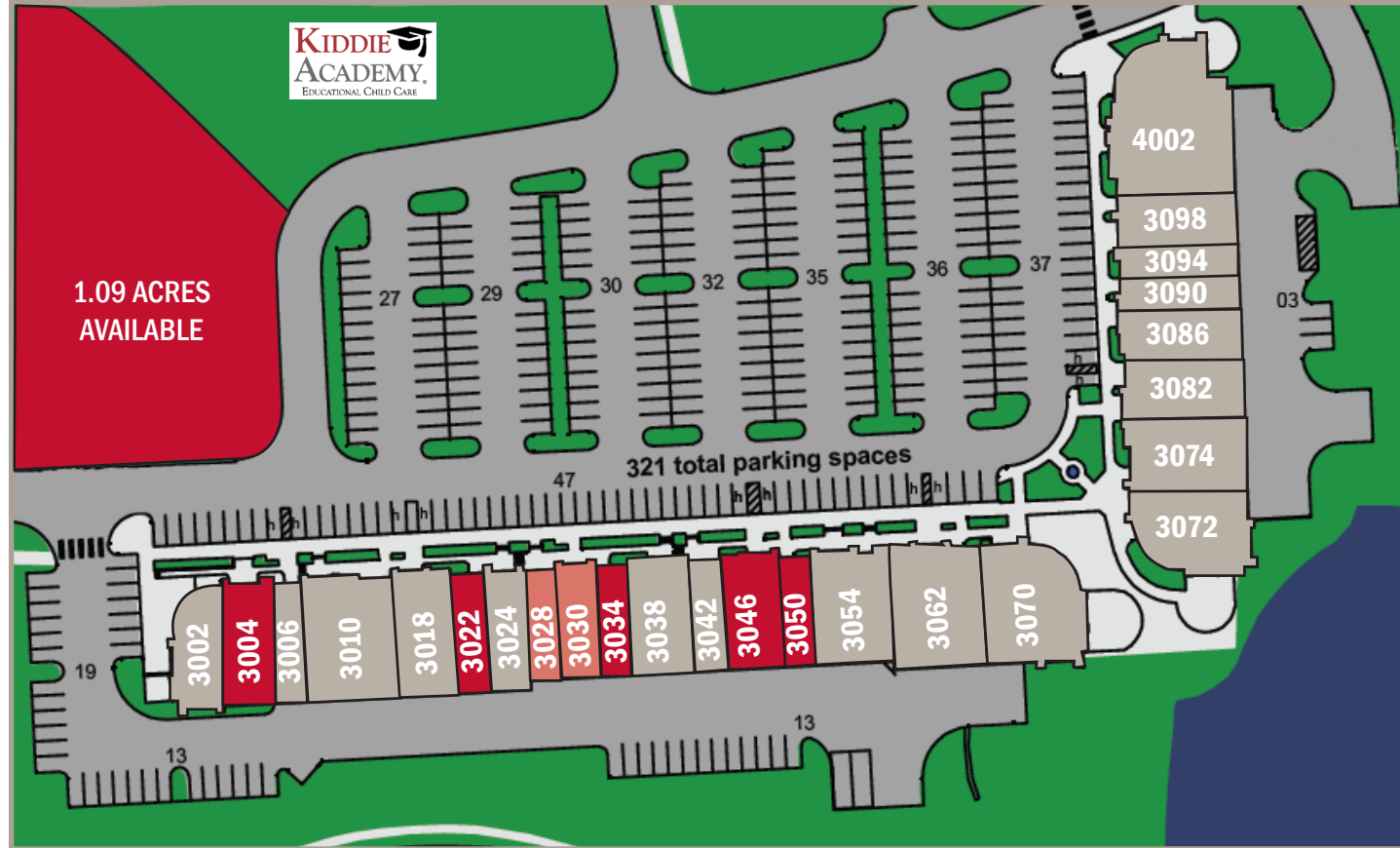


**FOR LEASE
LAKESIDE SHOPPES**

3002 - 4002 Winghamen Boulevard | O'Fallon, Missouri 63368



SPACE	STATUS	SF	SPACE	STATUS	SF
3002	Stefanina's Pizza	2,046	3050	AVAILABLE	1,296
3004	AVAILABLE	2,018	3054	Fit N Tan	3,152
3006	Guaranteed Rate	1,400	3062	Massage Envy	4,047
3010	Integrity Training	4,040	3070	Berkshire Hathaway	4,064
3018	Country Financial	2,640	3072	Massa's Winghamen	2,514
3022	AVAILABLE	1,400	3074	Elite Physical Therapy	2,662
3024	9 Round Kickboxing	1,738	3082	Chic Salon & Boutique	2,640
3028	AVAILABLE WITH NOTICE	1,296	3086	Instant Imprints	1,400
3030	AVAILABLE WITH NOTICE	1,606	3090	Lakeside Dental	2,641
3034	AVAILABLE	1,296	3094	Subway	1,400
3038	Hunan King	2,454	3098	Ideal Image	2,000
3042	Fancy Nails	1,296	4002	Outback Steakhouse	6,598
3046	AVAILABLE	2,454			

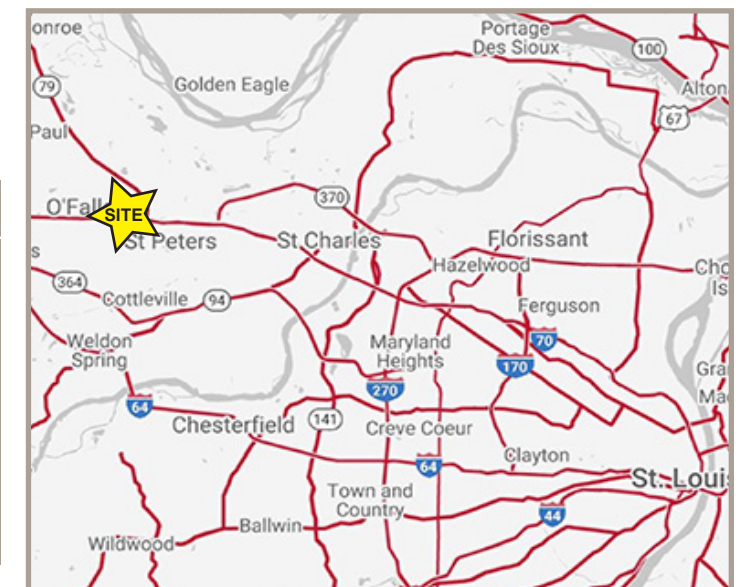
**FOR LEASE
LAKESIDE SHOPPES**

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SPACE AVAILABLE: 1,296 - 4,198 SF
LAND AVAILABLE: 1.09 ACRE OUTLOT
LEASE RATE: CALL FOR DETAILS

2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	
	POPULATION	5,174	55,919	123,256
	EMPLOYEES	2,551	14,566	39,497
	MEDIAN HH INCOME	\$96,633	\$101,489	\$93,978



CONTACT US FOR MORE INFORMATION

Mike Swearngin
mswearngin@paceproperties.com
314.785.7635

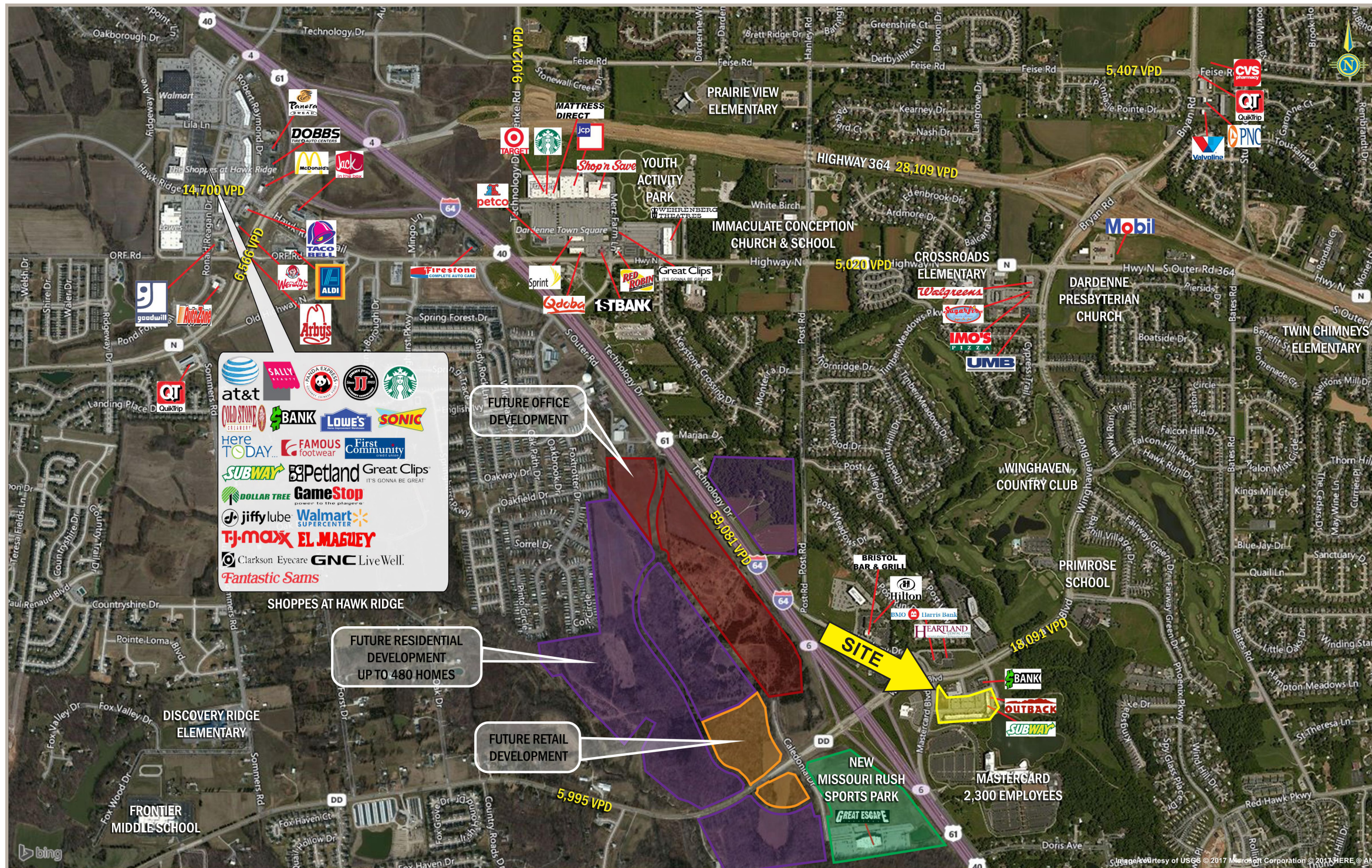
Evan Barnett
ebarnett@paceproperties.com
314.785.7678

PACEPROPERTIES.COM

1401 South Brentwood Blvd., Suite 900
St. Louis, Missouri 63144
P: 314.968.9898



The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



PROPERTY DETAILS

- Easy access from I-64
- Upscale curb appeal
- Adjacent to one of the largest employers in the St. Louis MSA (Mastercard)
- Ample parking

TRAFFIC COUNTS

Winghaven Boulevard: 18,091 VPD

AREA RETAILERS INCLUDE:

