

# OFFICE/ RETAIL FOR LEASE

**Fully Occupied**

**Lease Rate: \$18/psf NNN**

853 Medical Dr,  
Wentzville, MO 63385

**SKYLINE**  
COMMERCIAL REAL ESTATE

## PROPERTY DETAILS

- Surrounded by amenities
- Prime location on Wentzville Parkway
- Adjacent to SSM St. Joseph Hospital



## 2024 DEMOGRAPHICS

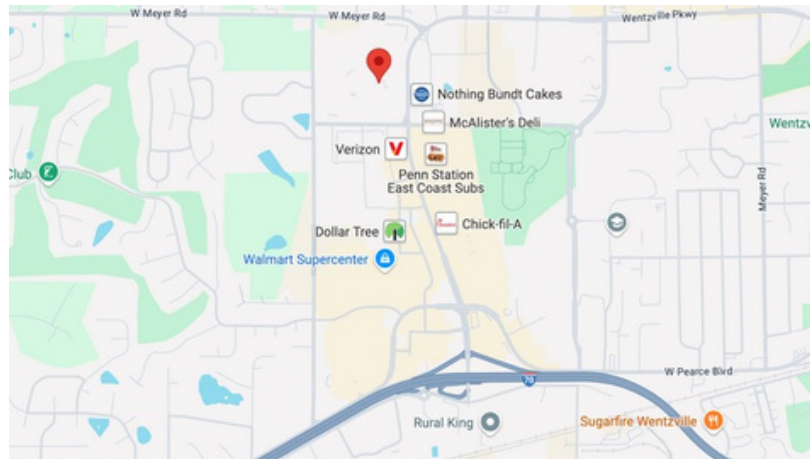
1 Mile | 3 Miles | 5 Miles

### Population

6,396 | 41,707 | 62,316

### Median Household Income

\$143,118 | \$120,750 | \$120,451



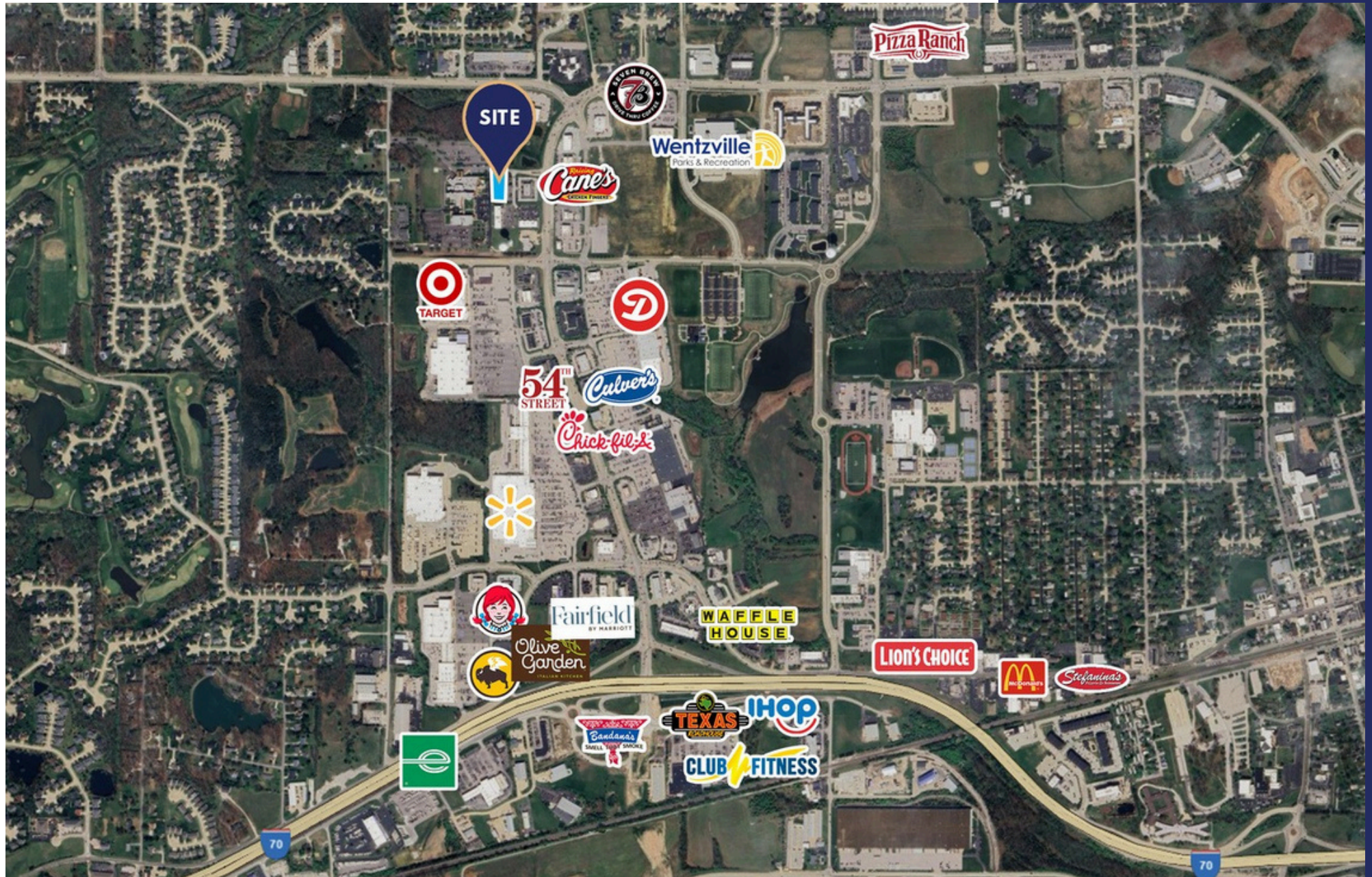
## CONTACT

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# TRADE AREA AERIAL





# PROPERTY PHOTOS

