

# FORMER BP C-STORE

## 714 N HWY 47-WARRENTON, MO



**FOR LEASE:**  
**\$25.000 NNN**

**SQ FT: 2,440+/-**

**ACRES: .5**

**VPD: 23,000+**

CONTACT: TONY GAGLIANO – 636-359-2537 / [tony@CORErealestatellc.com](mailto:tony@CORErealestatellc.com)

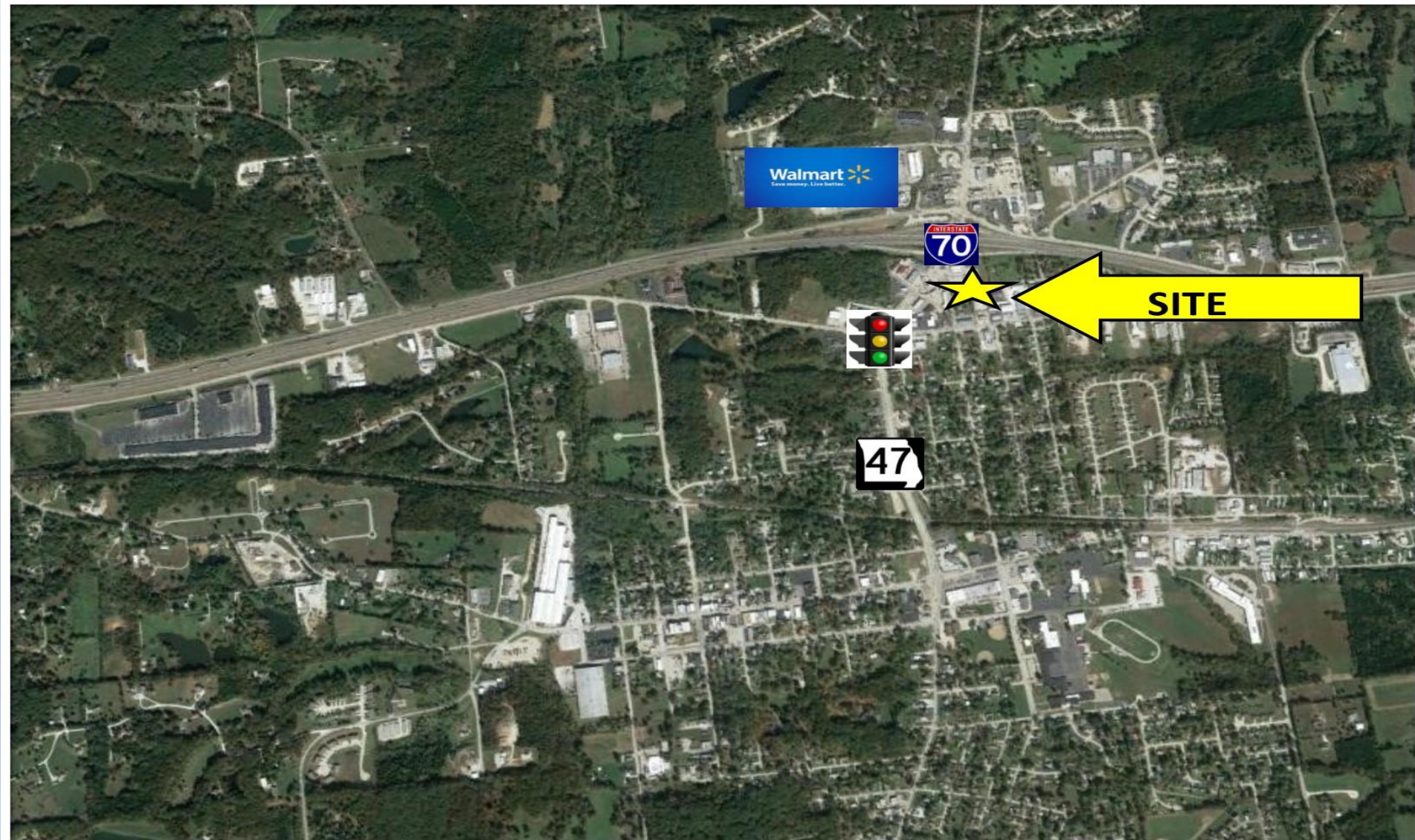


# AERIAL 1





# OVERALL AERIAL





# DEMOGRAPHICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
2017	5,101	14,848	24,191
2022	5,395	15,544	25,124
HOUSEHOLDS			
2017	1,993	5,576	9,126
2022	2,098	5,809	9,435
AVERAGE HH INCOME			
2017	\$60,000	\$62,825	\$66,451
2022	\$71,403	\$74,416	\$78,384
MEDIAN AGE	37.1		

# NORTH BOUND



↕ 23,000 + VPD

SITE →

# SOUTH BOUND



**SITE**



**23,000+ VPD**

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- CONTACT:
  - TONY GAGLIANO
  - [tony@CORErealestatellc.com](mailto:tony@CORErealestatellc.com)
  - M: 636-359-2537
  - O: 636-887-2701
  - 506 W Pearce Blvd
  - Wentzville, MO 63385
  - [www.Corerealestatellc.com](http://www.Corerealestatellc.com)

