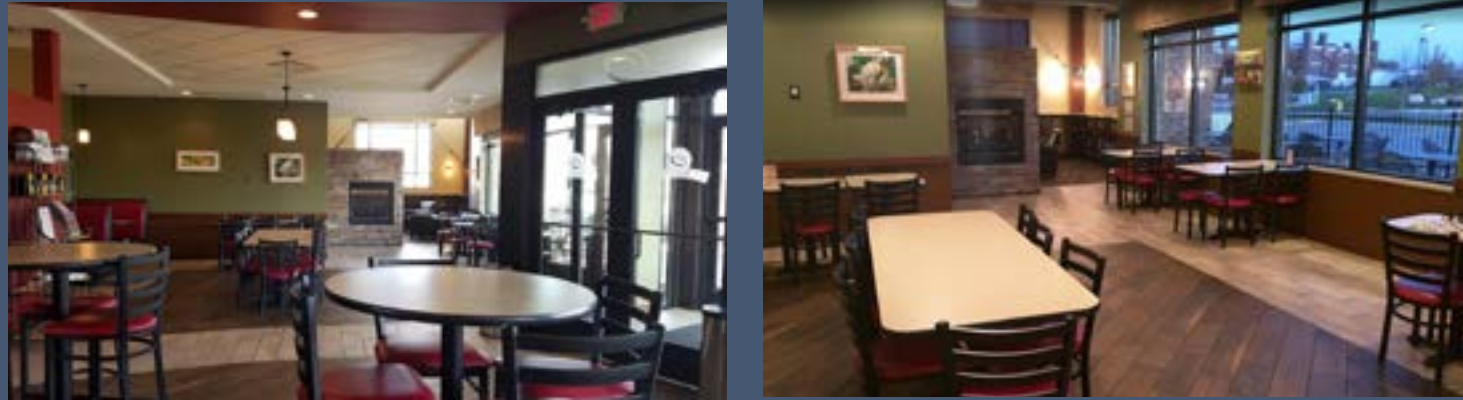


# 6 NORTH CAFE - WENTZVILLE, MO



## FOR MORE INFORMATION:

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# 6 NORTH CAFE

WENTZVILLE, MISSOURI

**SANSONE**  
group

FOR SALE/LEASE: 3,357 SF Restaurant Building

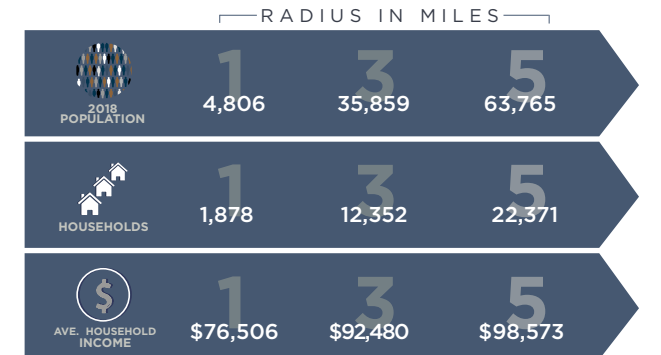


## PROPERTY FEATURES

- 3,357 SF stand-alone building with Drive Thru
- Excellent submarket location with a steadily growing population
- Easy access to Interstates 70 & 64
- Signage available
- Traffic Counts:  
Interstate 70: 70,459 VPD  
Highway Z/S Church St: 17,475 VPD

NWQ WENTZVILLE BLUFFS DR & HWY Z  
10 Cliff View Drive • Wentzville, MO 63385

## AREA DEMOGRAPHICS



## FOR MORE INFORMATION PLEASE CONTACT:

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The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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