

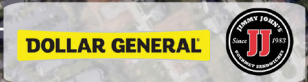


LOCATION.
commercial real estate



SITE
6.2 Acres

1839 S. 1ST CAPITOL DR
ST. CHARLES, MO



94



Walgreens

Old Hwy 94 7,442 (2023)

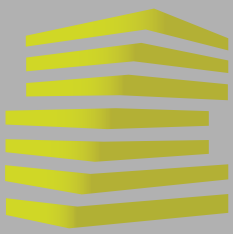


Prairie Ln 4,957 (2023)



Lewis & Clark Trail 55,985 (2023)





1830 S. 1ST CAPITOL DR

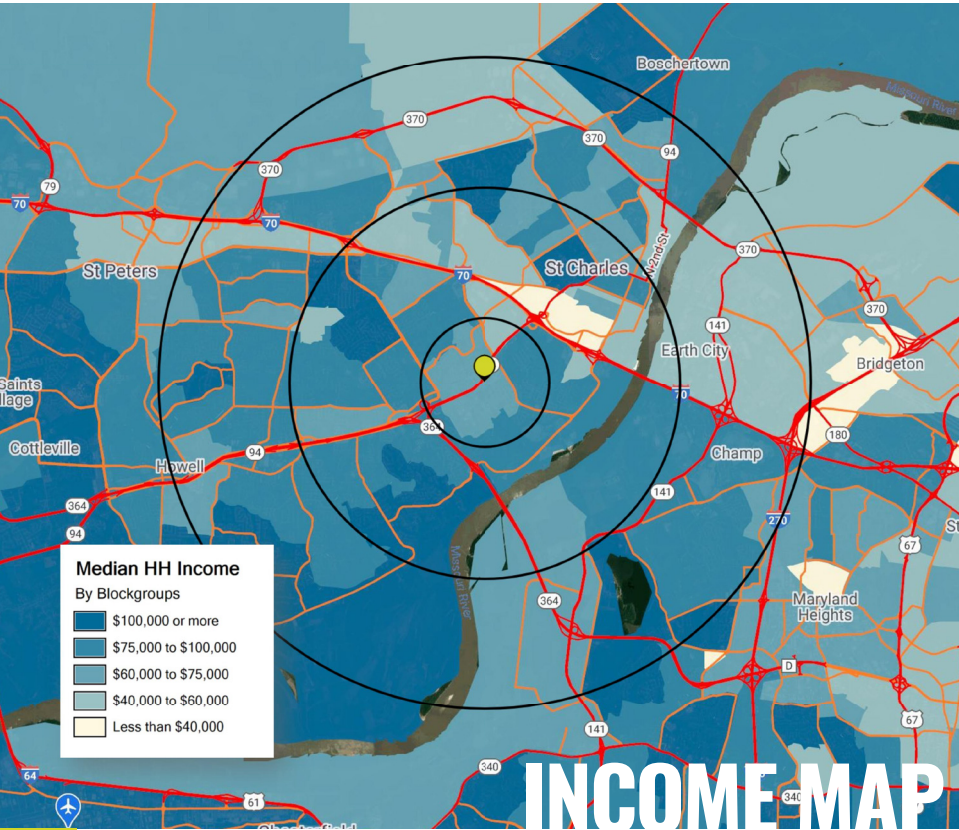
NEIGHBORHOOD VIBE

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INCOME MAP

ANNUAL DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
POPULATION	14,912	68,687	127,222	443,953
HOUSEHOLDS	5,672	29,883	54,398	184,842
AVG HH INCOME	\$84,310	\$100,704	\$116,168	\$119,910

Founded in 1769, St. Charles, Missouri, is the oldest city on the Missouri River and was the first state capital from 1821 to 1826. With over 65,000 residents, it is 2nd largest city in the county. In August of 2008, St. Charles won recognition in Money Magazine as being among the 100 Best Places to live in the nation.

In the past few decades, St. Charles County has been recognized as a leader in metro St. Louis and the Midwest for housing starts, job creation, transportation improvements and expanding community amenities as well as business and population growth. It has been the fastest growing county in the state since 1980. In the past six years, the city has witnessed over \$560 million of new development. The City of St. Charles is home to the regional offices of Coca Cola Enterprises, Sysco and American Freightways. St. Charles benefits from a regional labor pool of nearly 1.4 million educated and trainable workers. With a mean commuting time of just 21 minutes, St. Charles offers a reachable workforce within a 30 mile radius. Through their major employers, smaller businesses in St. Charles have also been able to thrive in the current economy.

Serving the public for nearly 200 years, Lindenwood University is a private, coeducational liberal arts university on a 500-acre campus situated in the heart of St. Charles. Lindenwood University is known nationally and internationally for innovation and entrepreneurship offering 120 undergraduate and graduate degree programs.

The St. Charles Historic District is a popular attraction for visitors and residents alike. The Riverfront and Main Street area are central gathering places and focal points for the community. The brick-paved streets of North Main Street house a mix of unique shops, offices and restaurants. Little Hills Winery is located in the Historic District and has been producing award-winning wines for over 20 years. Little Hills is St. Charles' only wine-producing winery and the wine is bottled in man-made caverns that are over 150 years old.

St. Charles is known for its warm welcome, unique historical perspective and beautiful sites. It is an attractive suburban community with a diverse economic base represented by a mixture in industrial and commercial enterprises, support services and an established tourist industry.

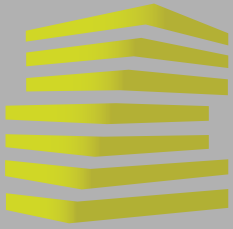


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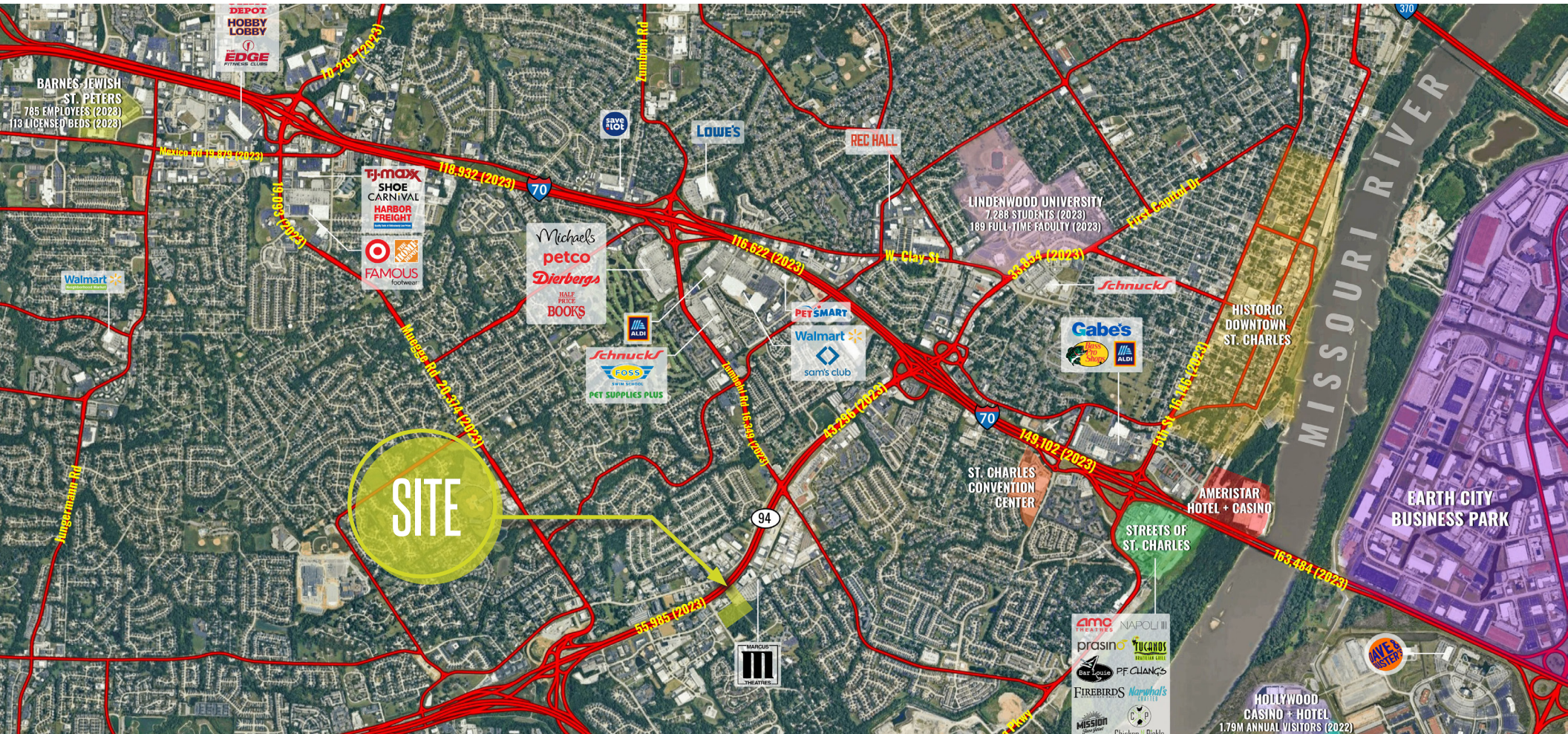
AERIAL & DETAILS

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- 6.2 ACRE OUTPARCEL ON HEAVILY TRAFFICKED HIGHWAY 94 IN ST. CHARLES, MO
- GREAT OPPORTUNITY FOR MULTI-FAMILY WITH CLOSE PROXIMITY TO ST. LOUIS COUNTY VIA HIGHWAY 364
- GREAT VISIBILITY AND ACCESS TO HIGHWAY 94
- CALL BROKER FOR PRICING



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