



ST. PETERS PAD OPPORTUNITY

EDDIE CHERRY, CCIM

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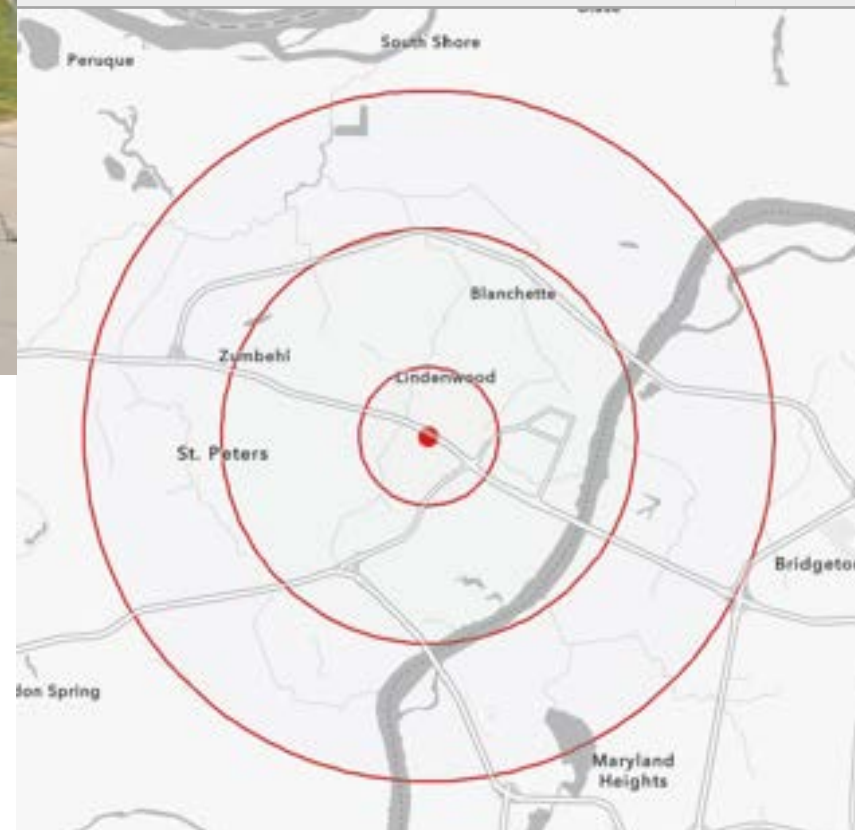
**8 PLAZA WAY
ST. CHARLES, MO 63301
42,689 S.F. | \$500,000 (\$11.71/S.F.)**

PROPERTY INFORMATION



- PRIME LOCATION WITHIN ESTABLISHED, HIGH-TRAFFIC REGENCY PLAZA RETAIL CENTER IN ST. CHARLES, MO
- VERSATILE C-2 COMMERCIAL ZONING WITH NO KNOWN DEED RESTRICTIONS—IDEAL FOR RETAIL, FOOD SERVICE, OR OFFICE USE
- FLEXIBLE DEAL STRUCTURE WITH BOTH PURCHASE AND LEASE OPTIONS AVAILABLE FROM A MOTIVATED SELLER
- SUBSTANTIAL 0.98-ACRE LOT (42,689 SQ FT) OFFERING AMPLE SPACE FOR BUILDING, PARKING, AND SIGNAGE
- BUILT-IN CUSTOMER TRAFFIC FROM CO-TENANTS LIKE SAM'S TIRE SHOP AND OTHER ACTIVE RETAIL BUSINESSES
- STRONG 63303 MARKET IN FAST-GROWING ST. CHARLES COUNTY, PART OF THE GREATER ST. LOUIS METRO AREA

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		11,429	80,927	142,230
HOUSEHOLDS		5,289	35,188	60,427
AVERAGE HH INCOME		\$88,832	\$108,923	\$112,979



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