

**HISTORIC MAIN
STREET INVESTMENT
OPPORTUNITY**

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138 N MAIN STREET

ST. CHARLES, MO 63301

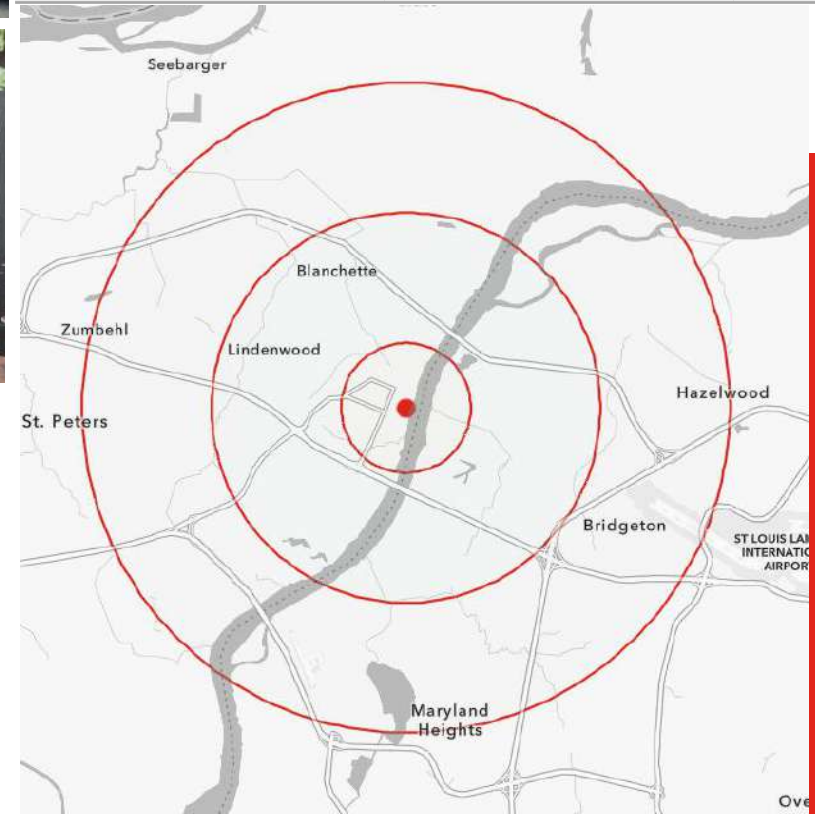
5,077 S.F. | \$800,000 (\$157.57/S.F.)

PROPERTY INFORMATION



- ANCHOR TENANT LA TIA AND PANCHO'S CANTINA GRILL WITH 10-YEAR OPERATING HISTORY
- VALUE-ADD UPSIDE: 2ND & 3RD FLOORS PRIMED FOR APARTMENT/LOFT CONVERSION
- PRIME HISTORIC MAIN STREET LOCATION STEPS FROM THE MISSOURI RIVERFRONT & FRONTIER PARK
- 5,077 SF CIRCA-1890 BRICK BUILDING WITH FULL BASEMENT
- CENTRAL BUSINESS DISTRICT (AA4) ZONING SUPPORTS OFFICE OR RESIDENTIAL/APARTMENT USES

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		6,873	50,476	123,962
HOUSEHOLDS		3,277	22,308	53,519
AVERAGE HH INCOME		\$101,340	\$106,454	\$116,900



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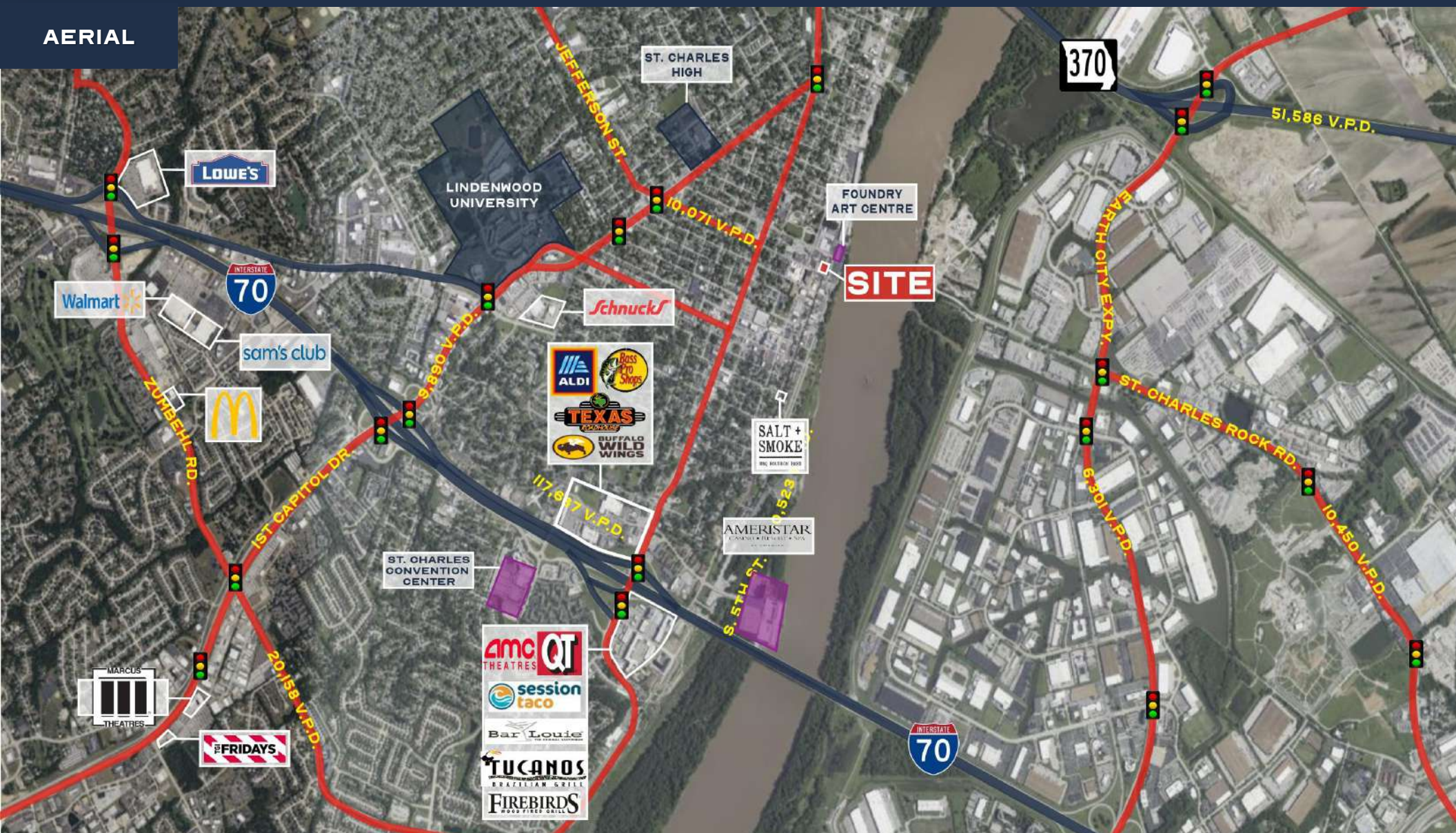
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AERIAL



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