

**STABILIZED MAIN
STREET INVESTMENT
OPPORTUNITY**

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213 N MAIN STREET

ST. CHARLES, MO 63301

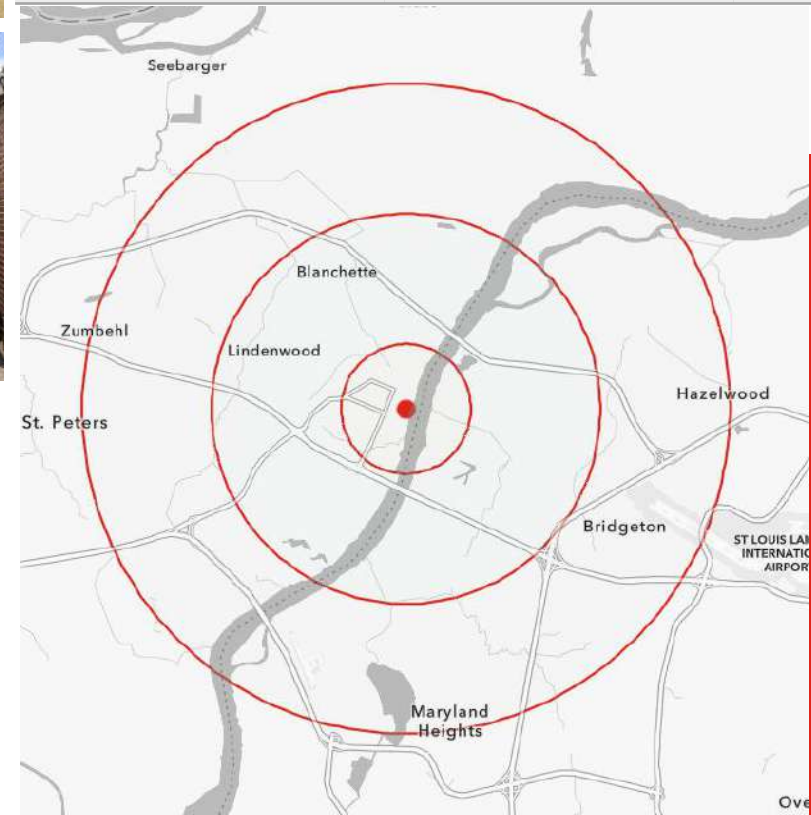
4,524 S.F. | \$1,550,000 (\$342.62/S.F.)

PROPERTY INFORMATION



- FULLY STABILIZED MIXED-USE ASSET
- GROUND-FLOOR RETAIL TENANT 'RESET' - ESTABLISHED CLOTHING & SHOE RESALE STORE
- INCOME-PRODUCING UPPER-LEVEL APARTMENT/AIRBNB UNITS
- 4,524 SF CIRCA-1890 BRICK BUILDING

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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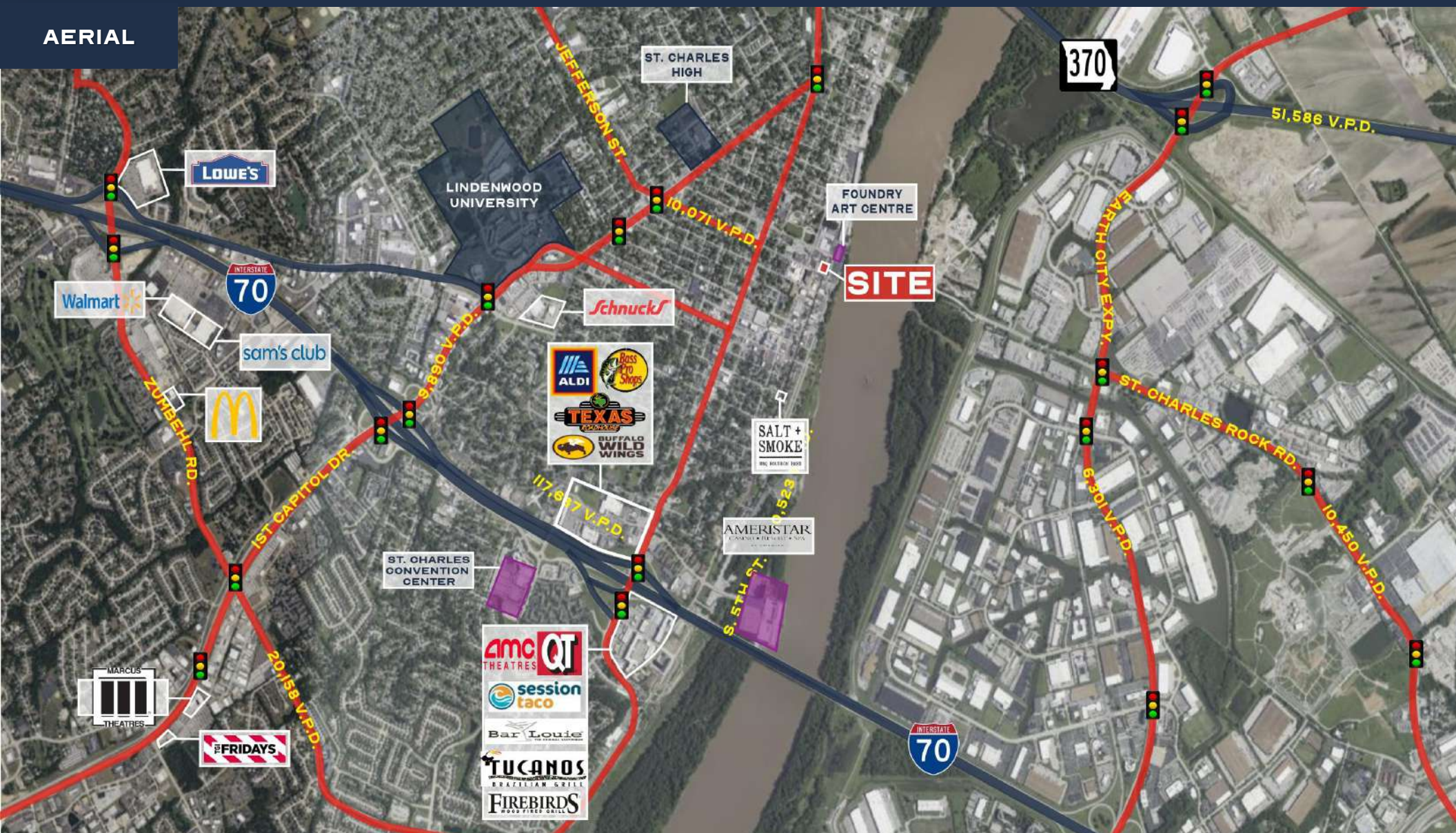
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AERIAL



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