MANOR REAL ESTATE

FOR LEASE



TURN-KEY GYM SPACE - HISTORIC MAIN STREET

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334 N MAIN STREET
ST. CHARLES, MO 63301
+/- 2,862 S.F. | $15.00/S.F. N.N.N.

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PROPERTY INFORMATION

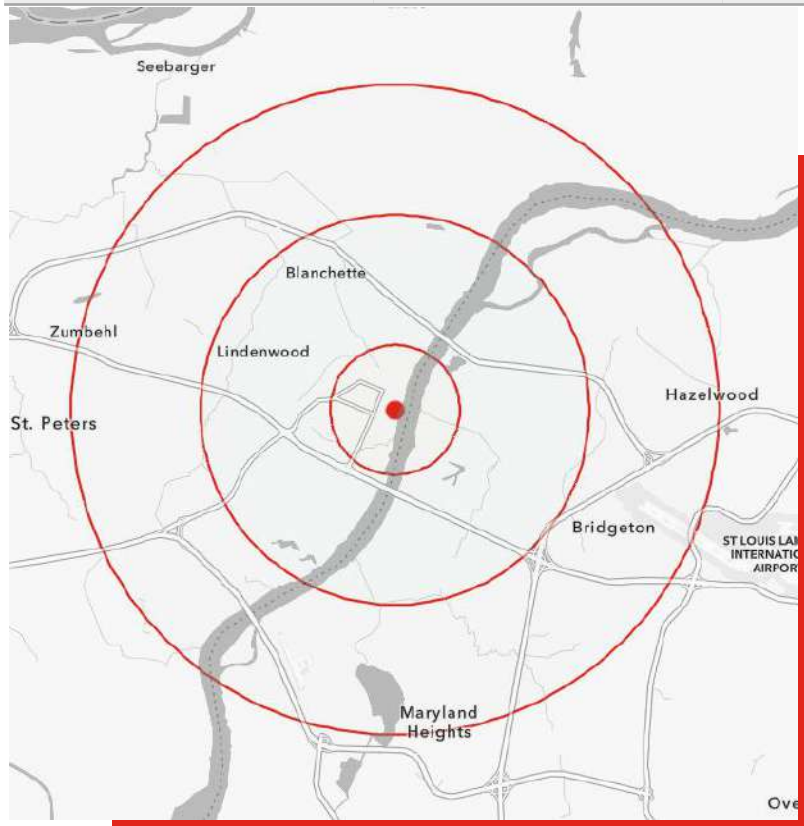








DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,873	50,476	123,962
HOUSEHOLDS	3,277	22,308	53,519
AVERAGE HH INCOME	$101,340	$106,454	$116,900



- 2,800 SF TURN-KEY GYM BUILD-OUT ON THE FIRST FLOOR
- LOCKER ROOMS AND SHOWERS IN THE LOWER LEVEL
- TWO PRIVATE OFFICES PLUS RESTROOM – IDEAL FOR STAFF, PERSONAL TRAINING, OR CONSULTATIONS
- HISTORIC MAIN STREET ST. CHARLES LOCATION
- ZONED GENERAL COMMERCIAL (AB2) – SUPPORTS FITNESS, WELLNESS, STUDIO, AND SERVICE USES

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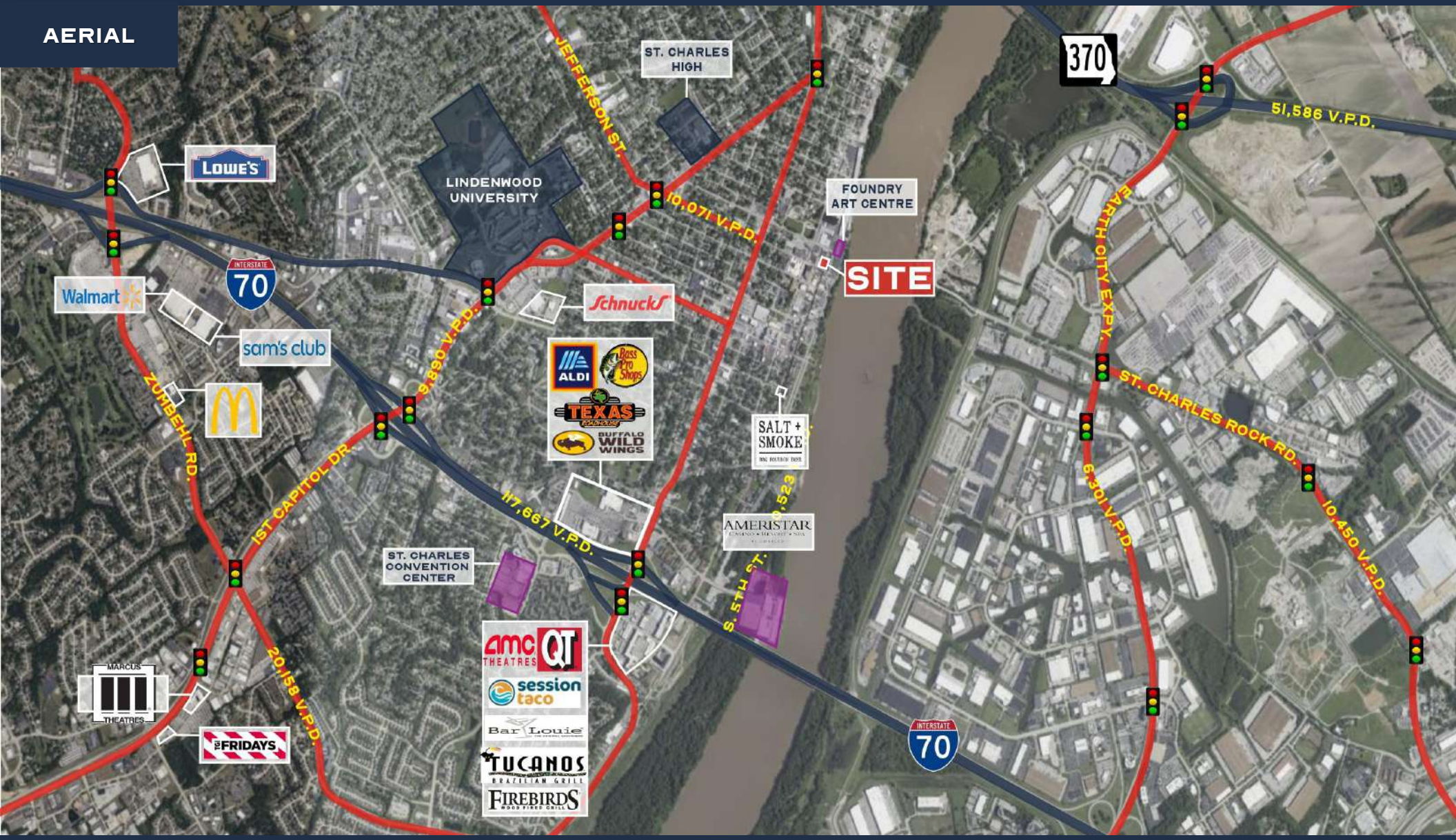
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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.