

**HISTORIC MAIN
STREET MIXED-USE
INVESTMENT**

JACK JUNKER

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**334 N MAIN STREET
ST. CHARLES, MO 63301**

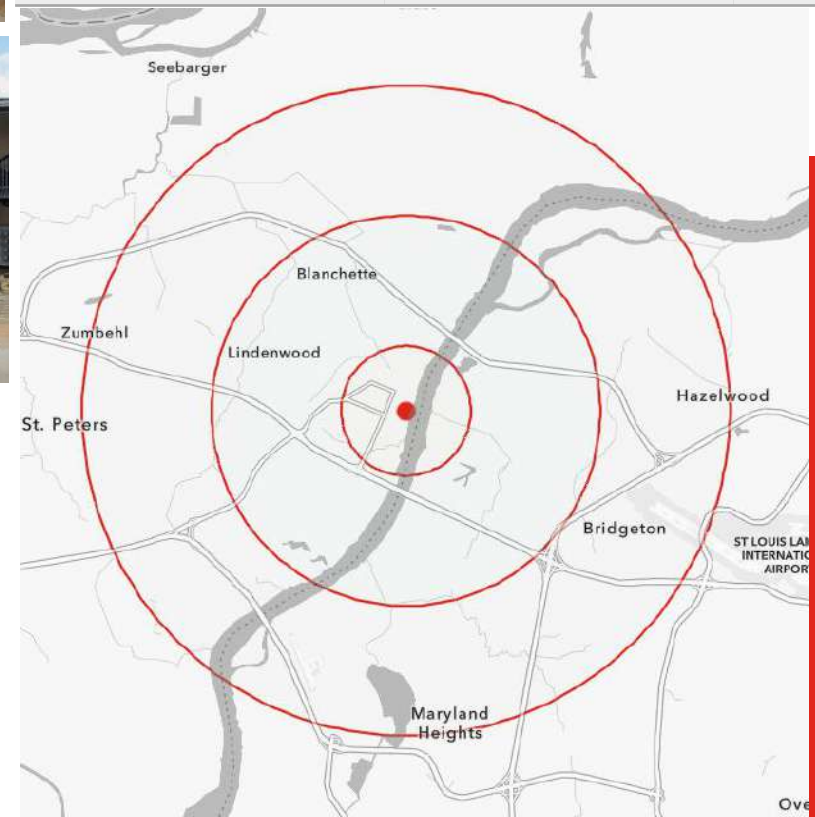
+/- 2,862 S.F. | \$25.00/S.F. N.N.N.

PROPERTY INFORMATION



- 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

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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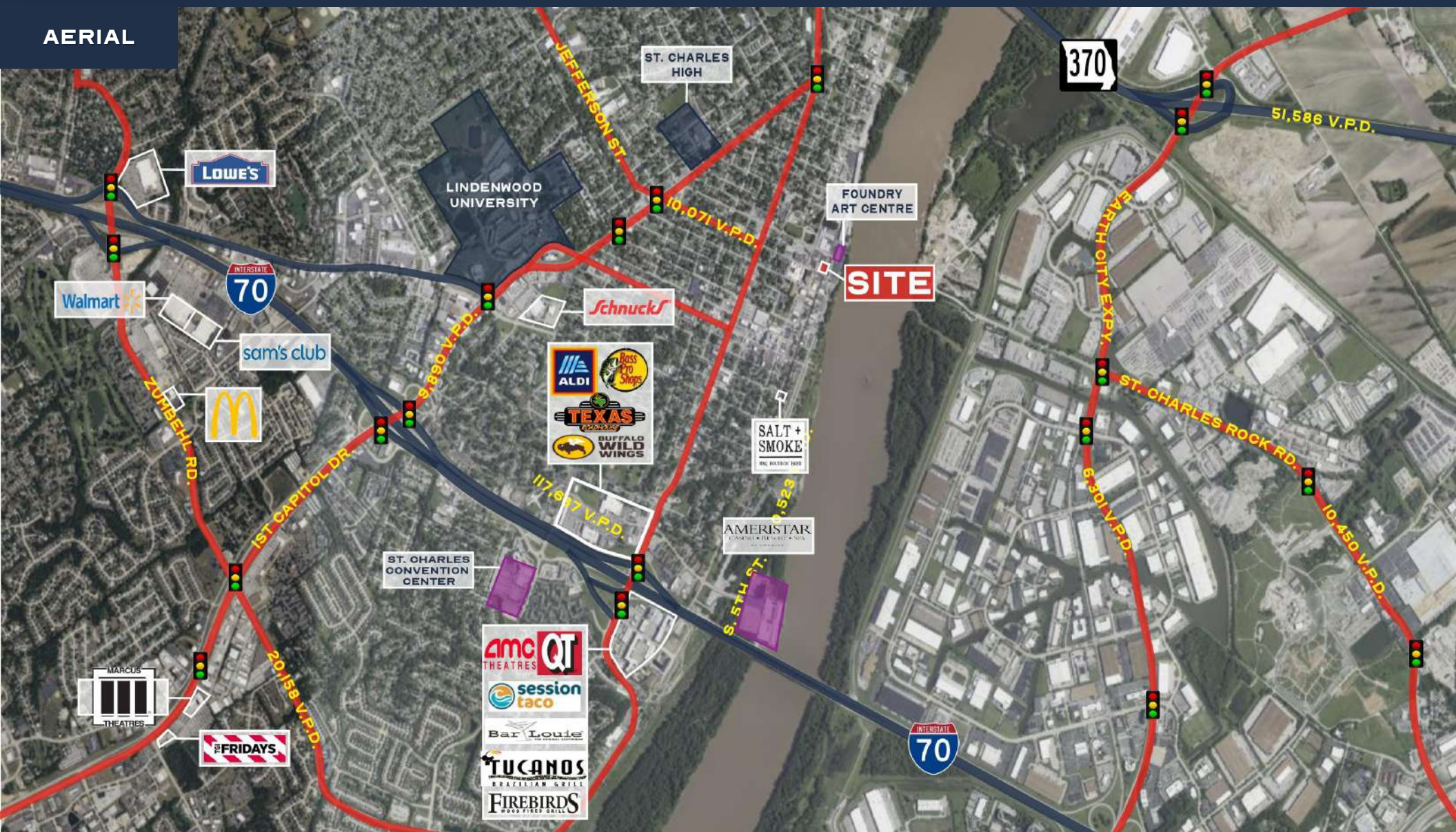
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AERIAL



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