MANOR REAL ESTATE

FOR SALE



NORTH ST. CHARLES RETAIL LOTS

Ben Cherry, CCIM
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Caleb Anthonis
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2701 & 2705 N HWY 94 AT WRIGHT DR.
ST. CHARLES, MO 63301
1.15 – 2.79 ACRES
LOT A: $280,000 | LOT B: $600,000 | LOT D: $730,000

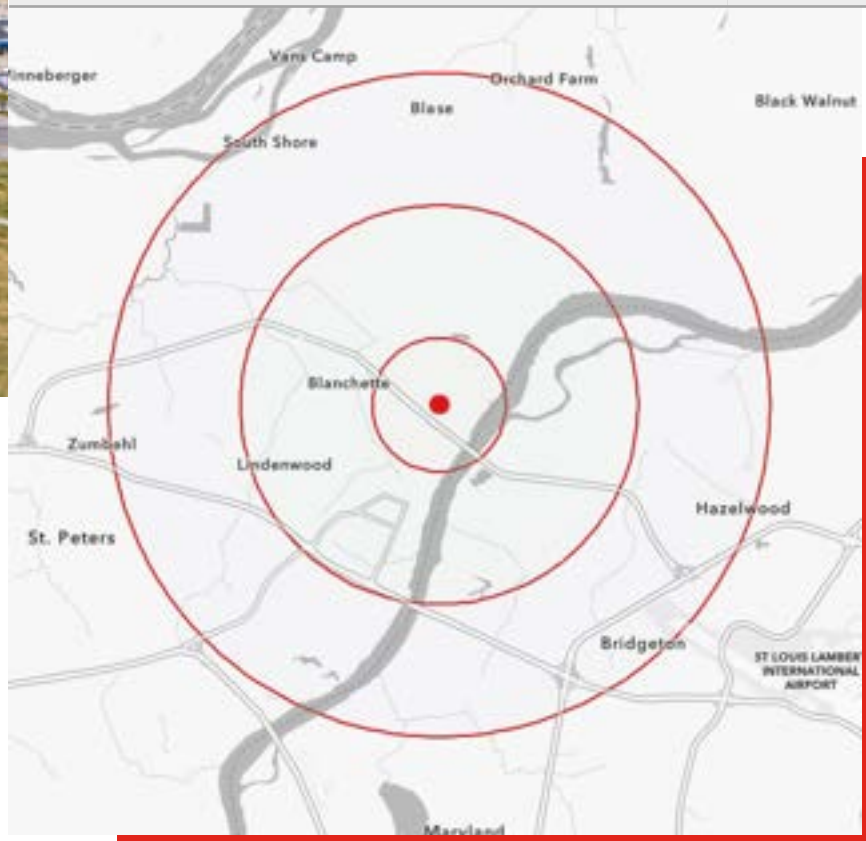
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PROPERTY INFORMATION



DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		4,845	43,275	87,344
HOUSEHOLDS		2,274	18,317	38,264
AVERAGE HH INCOME		$98,207	$109,582	$109,041



- UP TO APPROX. 8.24 ACRES ON HWY 94 (LOTS A-D; LOT C SEPARATELY OWNED). LOTS A, B AND D TOTAL 5.94 AC
- HIGHLY VISIBLE HWY 94 FRONTAGE WITH 14,275 VEHICLES PER DAY
- LEVEL SITES SUITED TO RETAIL, OFFICE/WAREHOUSE, MEDICAL, INSTITUTIONAL OR OFFICE DEVELOPMENT
- CLOSE TO I-370, LITTLE HILLS EXPRESSWAY AND THE BOEING CAMPUS
- SURROUNDED BY NATIONAL OPERATORS: HARDEE'S, DAIRY QUEEN, WAFFLE HOUSE, MOTOMART, DOLLAR GENERAL
- ALSO AVAILABLE INDIVIDUALLY: LOT A $280,000 | LOT B $600,000 | LOT D $730,000

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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.