

FOR  
LEASE

# THE PLAZA AT 94

4107-4123 OLD HIGHWAY 94 SOUTH  
ST. CHARLES, MO 63304



## Featuring:

- Excellent Exposure to Hwy 94/364
- Convenient location to Hwy 94, Hwy 364, access into St. Louis /141 extension
- Ideal for an IT company, chiropractor, physical therapist, hair salon, nail salon, dentist, eye doctor, insurance agency
- Competitive Lease Rates

**ZONED C-3**

## TRAFFIC COUNT

ON HIGHWAY 94

**40,669**

VEHICLES PER DAY

## DEMOGRAPHICS

|                          | <u>1 mile</u> | <u>3 mile</u> | <u>5 mile</u> |
|--------------------------|---------------|---------------|---------------|
| AVERAGE HOUSEHOLD INCOME | \$76,886      | \$85,598      | \$85,369      |
| POPULATION               | 8,285         | 61,021        | 124,068       |

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**636-946-0761**

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