

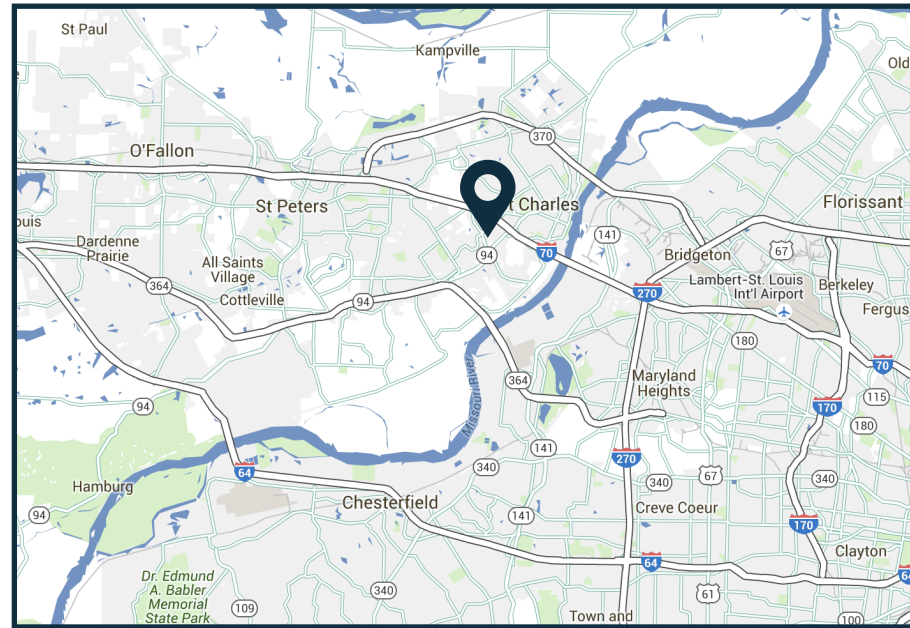
GROCERY ANCHORED 2 TENANT BUILDING

1095 REGENCY PKWY, ST CHARLES, MO 63303



PROPERTY INFO

- 16,985 SF Available
- New ALDI Grocery will be opening in southern half of the building in 2023
- Property is part of the regions dominant 400,000 + square foot Power Center, anchored by Sam's Club and a Walmart Supercenter.
- The Sam's is the only location for the retailer within an 8-mile radius, which serves the entire St. Charles County region, which includes over 380,000 people and enhances the regional draw of the trade area.
- The category leading anchor tenants drive substantial consumer traffic to the Property and attract a large pool of national retailers, who prefer to locate in the anchors' shadow.
- Excellent visibility to Interstate 70



Front Elevation (North)

PLEASE CONTACT:

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DAYTIME POPULATION

12,362 - 1 mile
89,479 - 3 miles
159,191 - 5 miles



AVG. HOUSEHOLD INCOME

\$74,528 - 1 mile
\$88,041 - 3 miles
\$91,341 - 5 miles



MEDIAN HOUSEHOLD INCOME

\$54,264 - 1 mile
\$67,608 - 3 miles
\$74,520 - 5 miles



POPULATION

13,163 - 1 mile
93,163 - 3 miles
152,452 - 5 miles



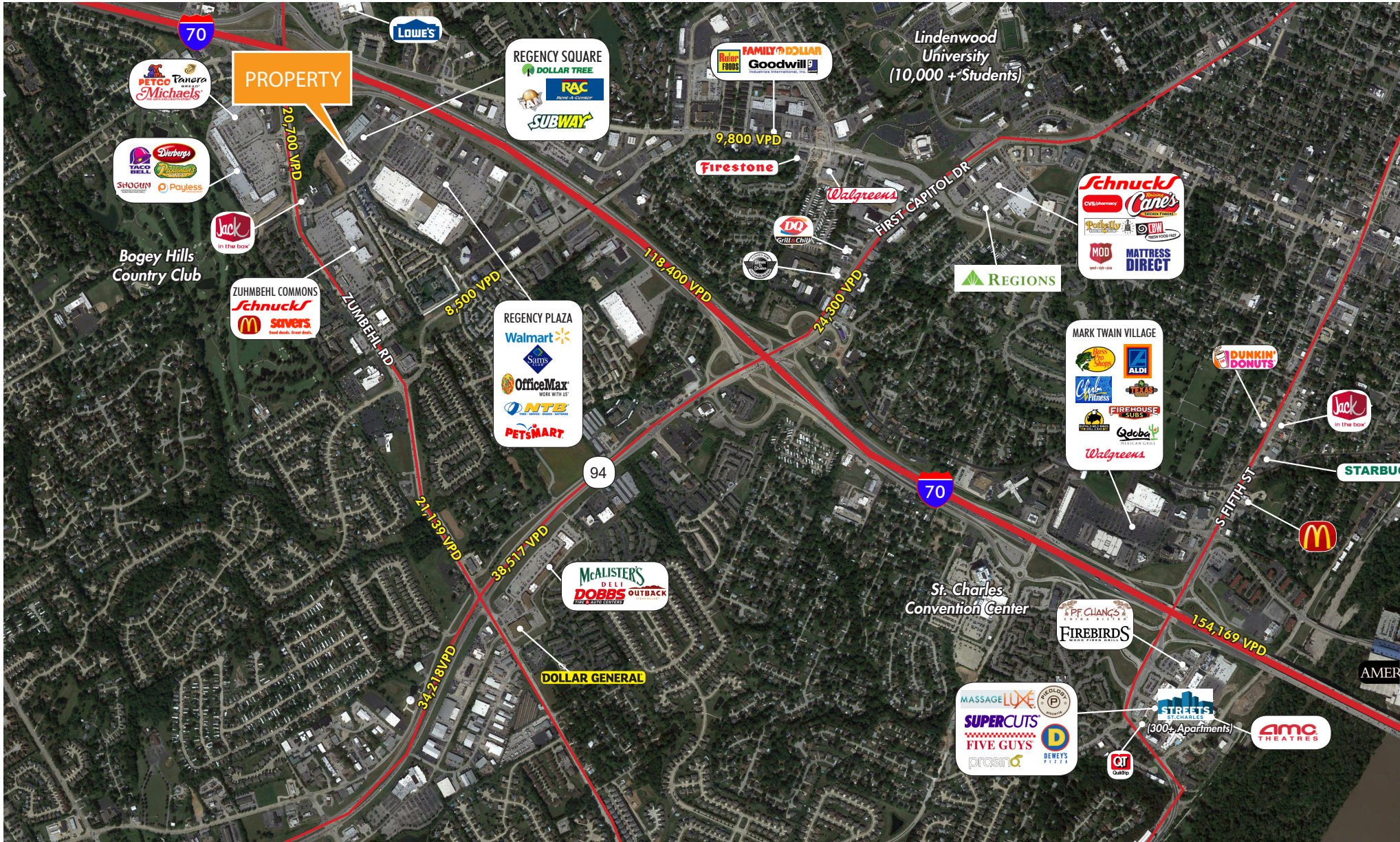
HOUSEHOLDS

6,055 - 1 mile
38,268 - 3 miles
61,332 - 5 miles

W. P. CAREY

CBRE

TRADE AREA



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SITE AERIAL



SITE PLAN

