PRIME HWY 94 RETAIL

UP TO 9,570 SF AVAILABLE FOR LEASE

COUNTRY CLUB PLACE

1552 COUNTRY CLUB PLAZA DR

ST. CHARLES, MO

LOCATION.
commercial real estate

COUNTRY CLUB PLACE

NEIGHBORHOOD VIBE

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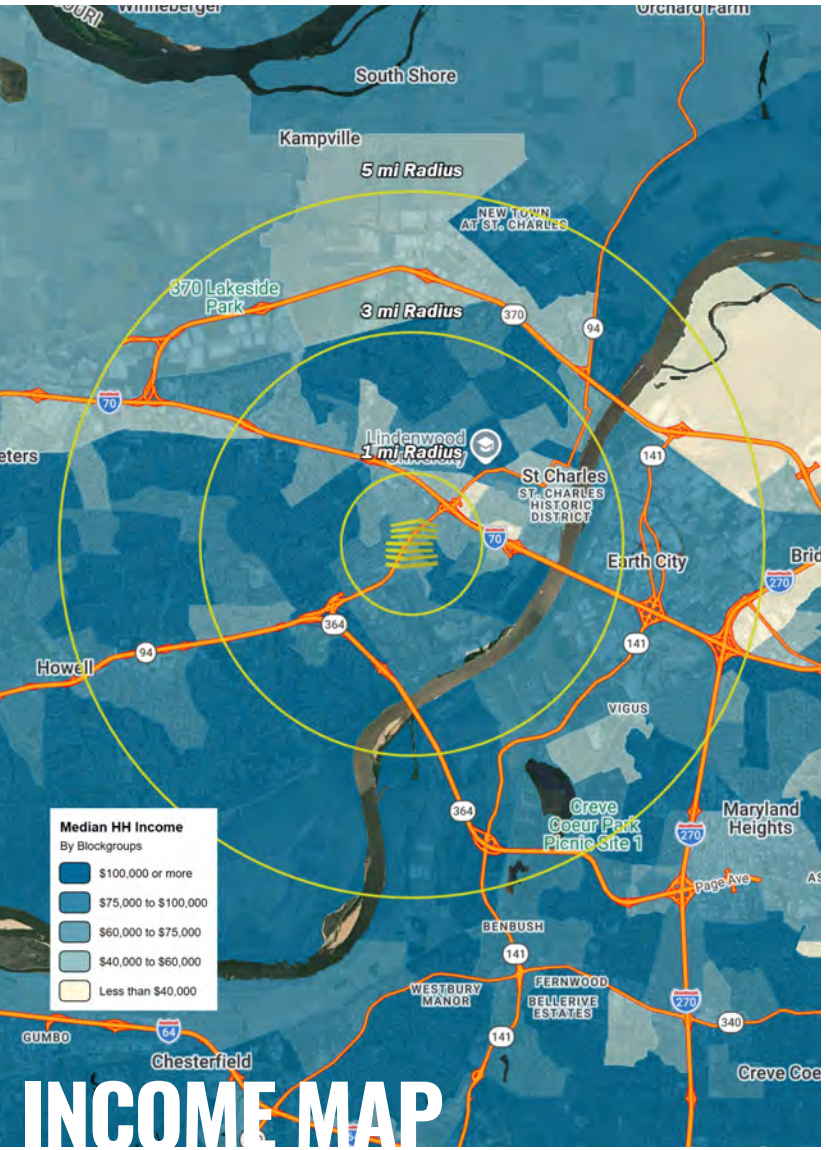

INCOME MAP

TRADE AREA OVERVIEW

FOUNDED IN 1769, ST. CHARLES, MISSOURI, IS THE OLDEST CITY ON THE MISSOURI RIVER AND SERVED AS THE FIRST STATE CAPITAL FROM 1821 TO 1826. HOME TO MORE THAN 65,000 RESIDENTS, IT IS THE SECOND LARGEST CITY IN ST. CHARLES COUNTY, THE FASTEST GROWING COUNTY IN THE STATE SINCE 1980. THE CITY HAS SEEN OVER $560 MILLION IN NEW DEVELOPMENT IN THE PAST SIX YEARS AND HOSTS REGIONAL OFFICES FOR COCA-COLA ENTERPRISES, SYSCO AND AMERICAN FREIGHTWAYS. BUSINESSES DRAW FROM A REGIONAL LABOR POOL OF NEARLY 1.4 MILLION WORKERS WITHIN A 30 MILE RADIUS.

ST. CHARLES IS ALSO HOME TO LINDENWOOD UNIVERSITY, A PRIVATE LIBERAL ARTS INSTITUTION OFFERING 120 UNDERGRADUATE AND GRADUATE PROGRAMS ON A 500-ACRE CAMPUS. THE ST. CHARLES HISTORIC DISTRICT, ANCHORED BY THE RIVERFRONT AND BRICK-PAVED NORTH MAIN STREET, FEATURES SHOPS, OFFICES, RESTAURANTS AND LITTLE HILLS WINERY, THE CITY'S ONLY WINE-PRODUCING WINERY. WITH A DIVERSE ECONOMIC BASE SPANNING INDUSTRIAL, COMMERCIAL AND TOURISM SECTORS, ST. CHARLES IS AN ESTABLISHED AND GROWING SUBURBAN MARKET.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	14,547	78,999	151,139
HOUSEHOLDS	6,790	35,204	65,552
EMPLOYEES	4,367	37,607	84,557
MED HH INCOME	$86,864	$97,834	$99,219

AREA RETAIL | RESTAURANTS

DOBBS TIRE & AUTO CENTERS

McALISTER'S DELI

savers

SSMHealth

DOLLAR GENERAL

LOCATION. commercial real estate

REALTY RESOURCES MEMBER

www.LocationCRE.com

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SITE PLAN & DETAILS

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SUITE	TENANT	SF
1556	Elizabeth Moody, DMD	1,199
1564	AVAILABLE - LOI PENDING	605
1566	Gingham's	9,022
1568	AVAILABLE - LOI PENDING	3,375
1570-72	SSM Select Rehab	6,437
1574	AVAILABLE	2,800
1580	AVAILABLE	2,800
1582	AVAILABLE	1,400
1584	H&R Block	1,250
1584A	AVAILABLE	900
1586	AVAILABLE	1,960
1588-92	Burn Boot Camp	5,500
1598	McAlister's Deli	4,200
1602	Lendmark Financial	1,400
1604	AVAILABLE	1,400
1606	Top Nails	1,400
1608	Pizza Hut	1,400
1610	Yummy House	1,400
1612	AVAILABLE	4,200
1618	STL Cabinetry	2,050
1620	AVAILABLE	6,252
1630-38	Hot Shots	7,070
1640	AVAILABLE - LOI PENDING	3,166
1644	El Rancho Nuevo	5,763
1652	Dobbs Tire & Auto Center	6,300
1690	Savers	18,895
1692	Dollar General	10,000
1694	AVAILABLE	9,570
1696	Jimmy John's	1,535

- JOIN DOBBS TIRE & AUTO, MCALISTER'S DELI, SAVERS, DOLLAR GENERAL, SSM PHYSICAL THERAPY, AND GINGHAM'S RESTAURANT
- SMALL SHOP SPACE AVAILABLE UP TO 9,570 SF
- HIGH TRAFFIC LOCATION WITH 47,680 VPD ON HWY 94
- WELL LOCATED WITHIN ONE OF THE FASTEST GROWING REGIONS IN THE ST. LOUIS METROPOLITAN AREA
- CALL FOR PRICING

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PHOTOS

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MARKET AERIAL

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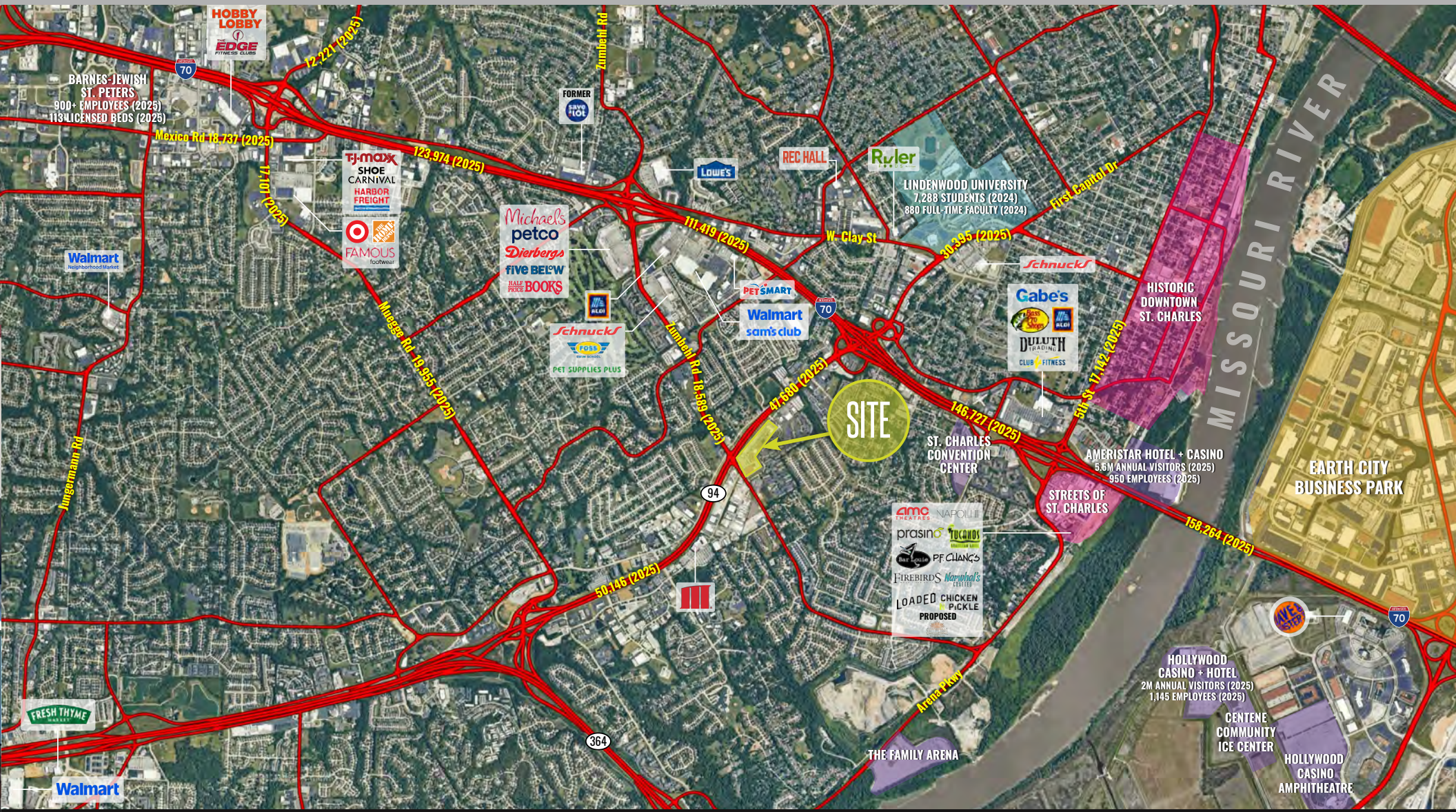

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