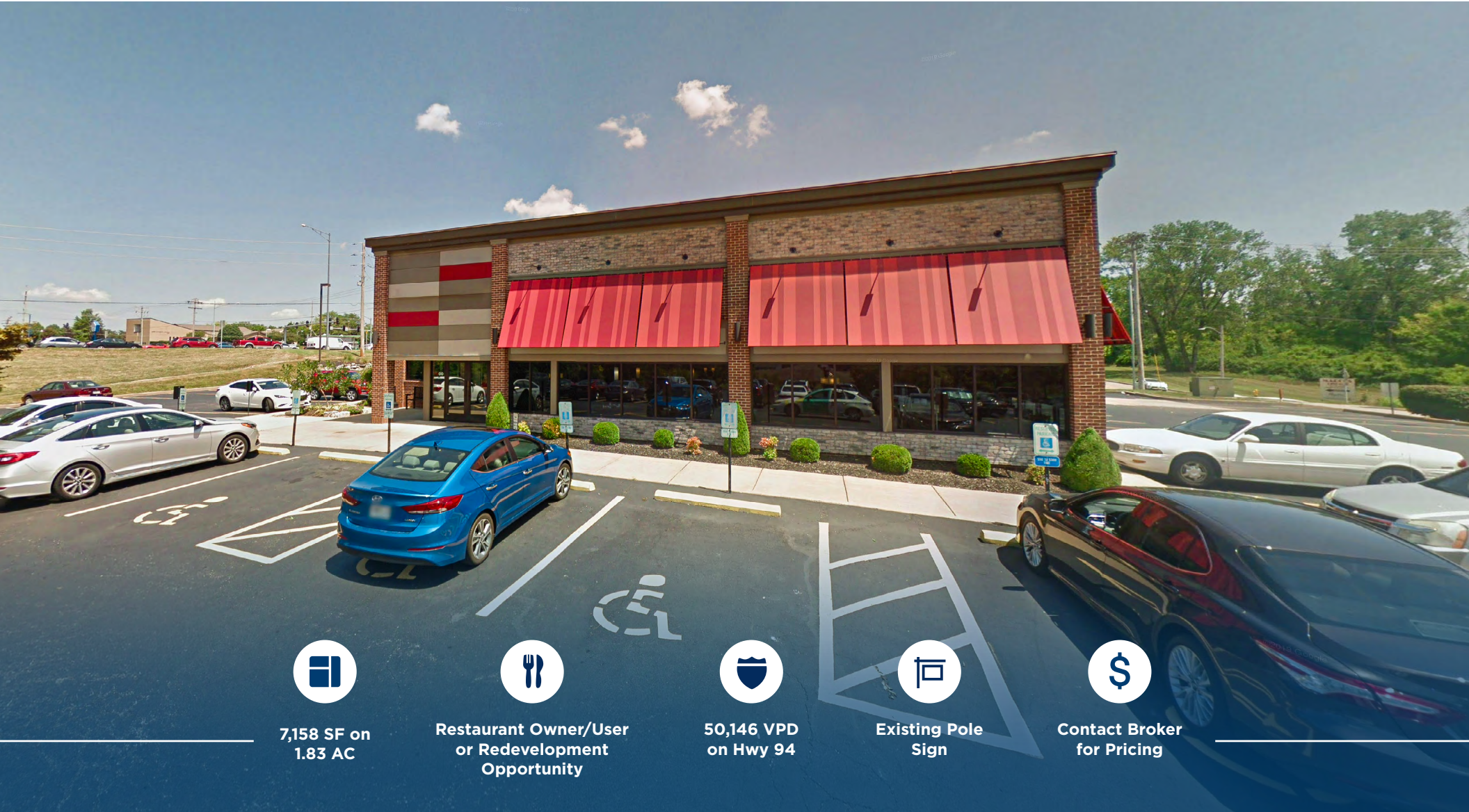


FOR SALE

2000 S 1ST CAPITOL DR

ST. CHARLES, MO 63303



7,158 SF on
1.83 AC



Restaurant Owner/User
or Redevelopment
Opportunity



50,146 VPD
on Hwy 94



Existing Pole
Sign



Contact Broker
for Pricing

FOR SALE

2000 S 1ST CAPITOL DR

ST. CHARLES, MO 63303

Grant Mechlin, CCIM
gmechlin@sansonegroup.com

Mark Kornfeld
mkornfeld@sansonegroup.com

Rosie Hess
rhess@sansonegroup.com

Jackie Hall
jhall@sansonegroup.com

DEMOGRAPHICS

1 MILE

Avg. HH Income	\$117,011
Population	11,455
Households	5,163

3 MILE

Avg. HH Income	\$113,237
Population	79,824
Households	34,558

5 MILE

Avg. HH Income	\$114,592
Population	158,232
Households	66,649



314.727.6664
SANSONEGROUP.COM

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.