

# FOR SALE / LEASE

## Stand Alone Commercial Building

721-725 S. 5th St, St. Charles MO 63301

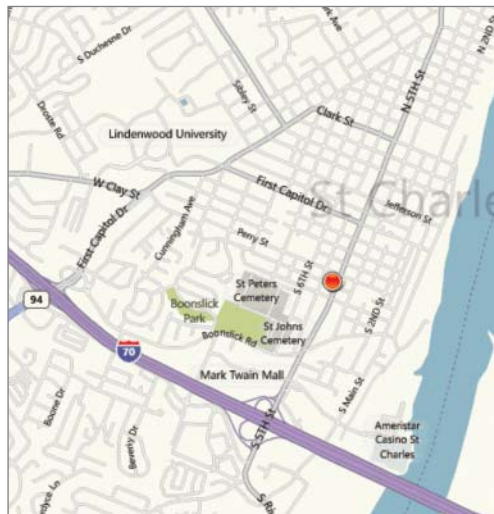


### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	11,652	55,310	126,186
Households	4,612	23,470	52,016
Avg HH Inc.	\$56,854	72,000	76,974

### Traffic Counts

- 28,450 VPD on 5th Street



### Property Highlights

- 2,700 SF building with two suites
- Suite 721 - 1,334 SF available
- Suite 725 - 1,366 SF available
- Features include: building signage, 100% office finish & 5:1000 parking
- Owner financing required
- In the heart of St. Charles City  
1/2 mile from I-70

### Sale Price / Lease Rate

\$235,000 / \$9.00 psf, Gross

### Contact

# NAIDESCO

Commercial Real Estate Services, Worldwide.

Brenda Lowder  
314 994 2327 Direct  
314 952 5238 Mobile  
blowder@naidesco.com

N. Nadine Boon  
314 994 2326 Direct  
314 608 9899 Mobile  
nboon@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 | St Louis MO 63105  
Phone 314 994 4444 | Fax 314 994 4088  
www.naidesco.com | info@naidesco.com

# AERIAL

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