

FOR SALE 1.14 Acre Lot

Elm Point Industrial Dr, St. Charles MO 63301



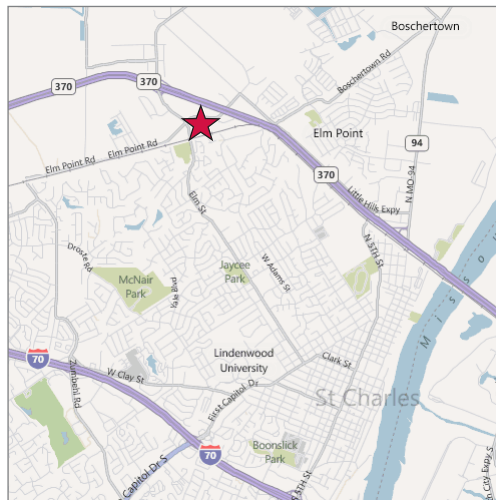
U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	6,200	49,448	90,677
Households	2,425	20,662	36,924
Avg HH Inc.	\$95,301	74,312	76,567

Daytime population: 10,000

Traffic Counts

- 6,230 VPD on Elm Point
- 18,327 VPD on Elm St



Property Highlights

- 1.14 acre lot, zoned L-1
- Additional 12 acres available
- Located in the rapidly developing Elm St retail area near Fountain Lake Commerce Center
- Ideal for restaurant, medical offices, or retirement center
- Easily accessible from Hwy 370 or downtown St. Charles

Sale Price

\$326,700 (\$5.00 psf)



Commercial Real Estate Services, Worldwide.

Contact

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

Brenda Lowder
314 994 2327 Direct
314 952 5238 Mobile
blowder@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

SITE PLAN

Elm Point Industrial Dr, St. Charles MO 63301



Contact

NAIDESCO
Commercial Real Estate Services, Worldwide.

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

Brenda Lowder
314 994 2327 Direct
314 952 5238 Mobile
blowder@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