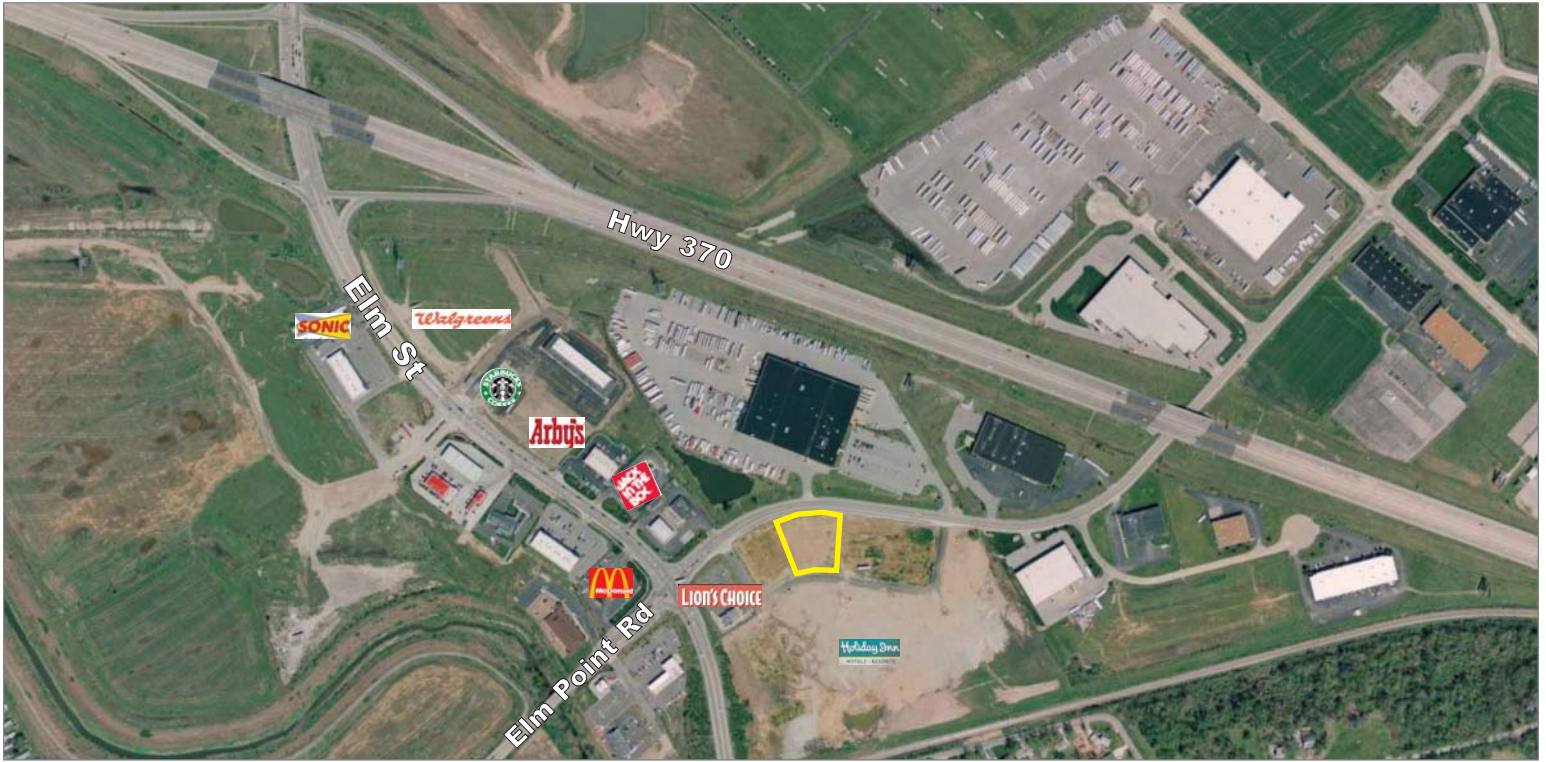


# FOR SALE

## 1.1 Acres Commercial Ground

Lot 3 of Elm Point Commons, St. Charles MO 63301

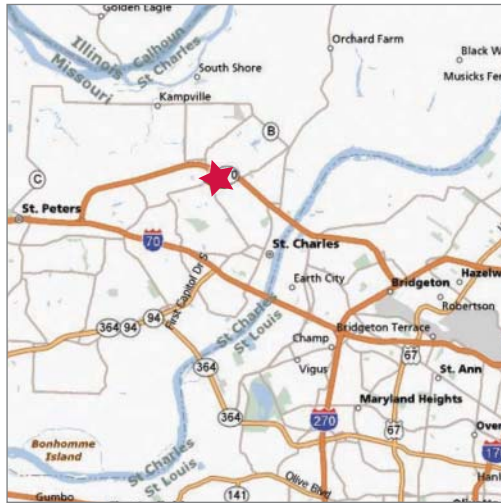


### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	6,820	48,118	89,007
Households	2,727	20,140	36,513
Avg HH Inc.	\$73,072	66,835	69,289

### Traffic Counts

- 18,327 ADT on Elm St
- 59,355 ADT on Hwy 370



### Property Highlights

- 1.1 acres available
- Located next to Fountain Lakes Commerce Center
- Less than 1 mile from New Town development of 7,000 homes
- Tenants in area include Walgreens, McDonalds, Lion's Choice, Starbucks, Holiday Inn and more

### Sale Price

\$750,000



Commercial Real Estate Services, Worldwide.

### Contact

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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.