

# FOR SALE

## 1.0 - 3.72+/- Acres

One Elm Point Rd, St. Charles MO 63301



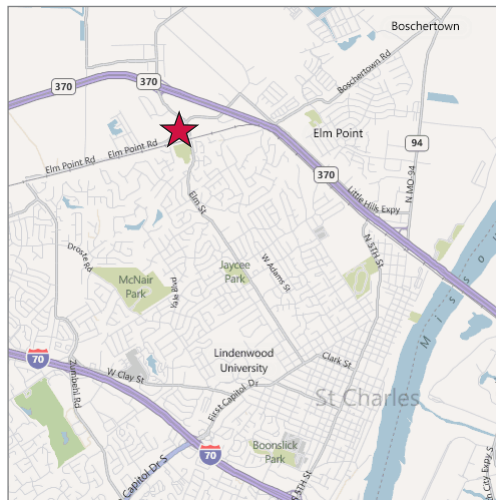
### U.S. Census Demographics

	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

- 3.72 divisible acres, zoned I-2
- Located in the rapidly developing Elm St retail area adjacent to Fountain Lake Commerce Center
- Perfect for medical, office, retail, or light industrial use
- Easily accessible from Hwy 370 or downtown St. Charles
- Ground lease will be considered

### New Sale Price

\$785,909.50 (\$4.85 psf)

### Contact



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