



### 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

4,125 | 34,685 | 80,011



#### Daytime Population

3,192 | 34,538 | 93,417



#### Median Household Income

\$87,380 | \$89,265 | \$82,567

## RETAIL FOR LEASE

3010 North Highway 94 | St. Charles, Missouri 63301

585 - 5,000 SF | Lease Rate: \$12.00/SF, Modified Gross

### PROPERTY DETAILS

Excellent for service, retail, office

Pylon signage available

Signalized Access

MO-94 - 9,969 VPD

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[PACEPROPERTIES.COM](http://PACEPROPERTIES.COM) | 314.968.9898

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

# Trade Area Aerial



# Site Plan

Space	Status	SF
A	Greek Cafe	1,150
AA	Bill's Painting	1,500
AAA	Mattress By Appointment	1,500
<b>B</b>	<b>AVAILABLE</b>	<b>585</b>
C	Wayne's Barbershop	1,165
<b>D</b>	<b>AVAILABLE</b>	<b>900</b>
E/F/G	LBD Properties	2,400
<b>H</b>	<b>AVAILABLE</b>	<b>5,000</b>
I	Player's Edge Performance	26,000



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