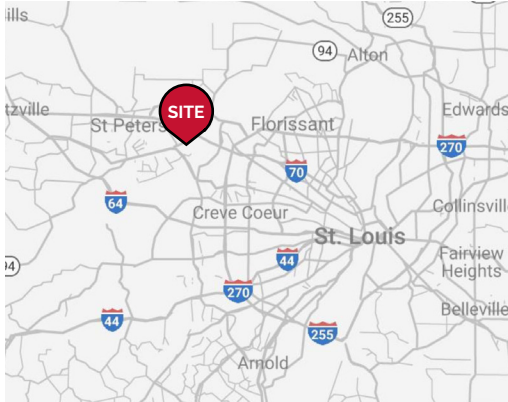


**Existing restaurant space  
with patio available!**



### 2021 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

14,423 | 82,368 | 150,962



#### Daytime Population

9,520 | 66,110 | 132,885



#### Median Household Income

\$68,221 | \$73,986 | \$78,823

## RESTAURANT FOR LEASE

Country Club Place | 1620 Country Club Plaza Drive | St. Charles, Missouri 63303

6,252 SF | Call for Details

### PROPERTY DETAILS

Existing restaurant buildout in place - FF&E included

Excellent visibility from Highway 94

Strong residential density and daytime population

Large pylon signage available

Signalized access & ample parking

Highway 94 - 42,687 VPD

#### John Shuff

314.785.7630

[jshuff@paceproperties.com](mailto:jshuff@paceproperties.com)

#### Mike Sweargin

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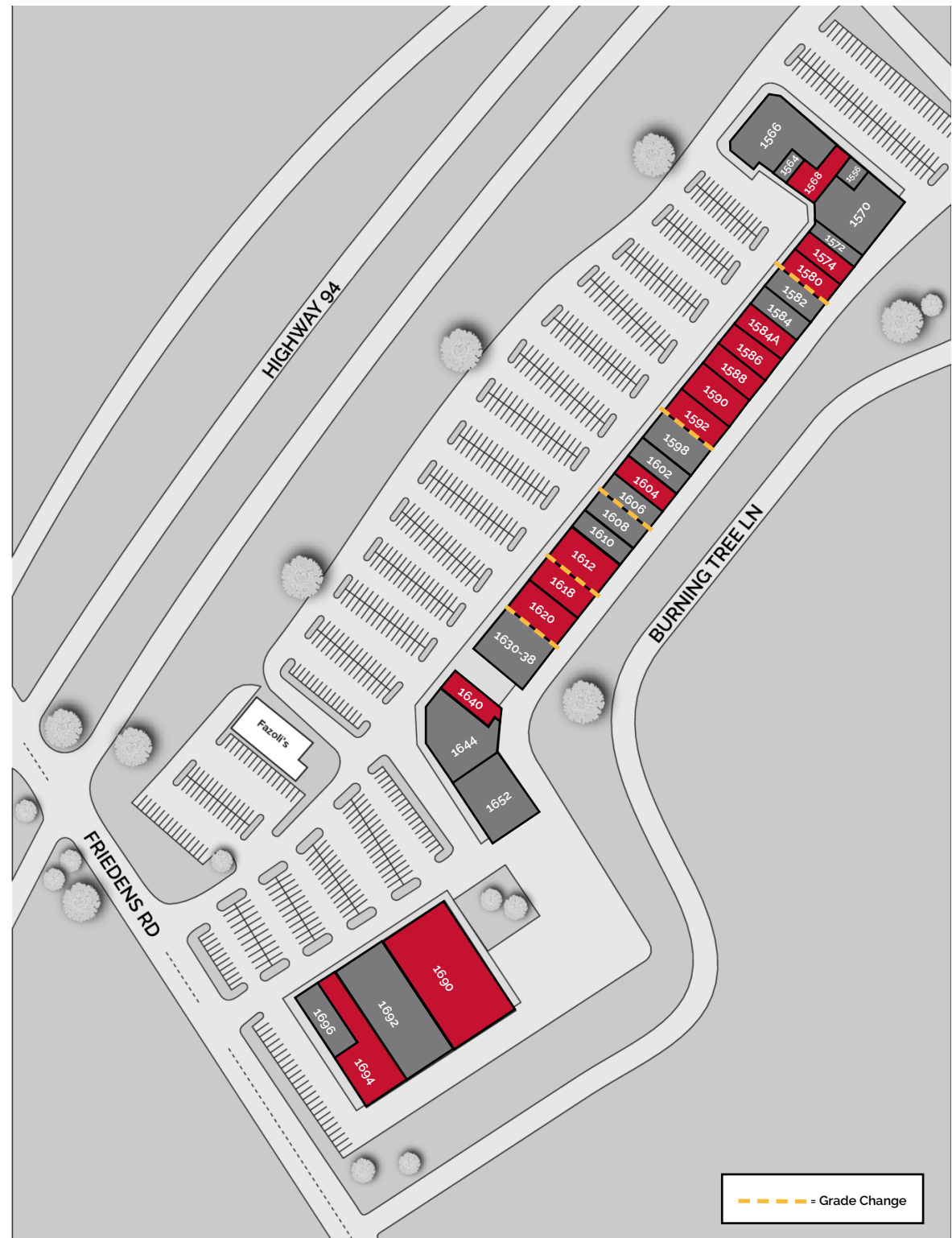
[PACEPROPERTIES.COM](http://PACEPROPERTIES.COM) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

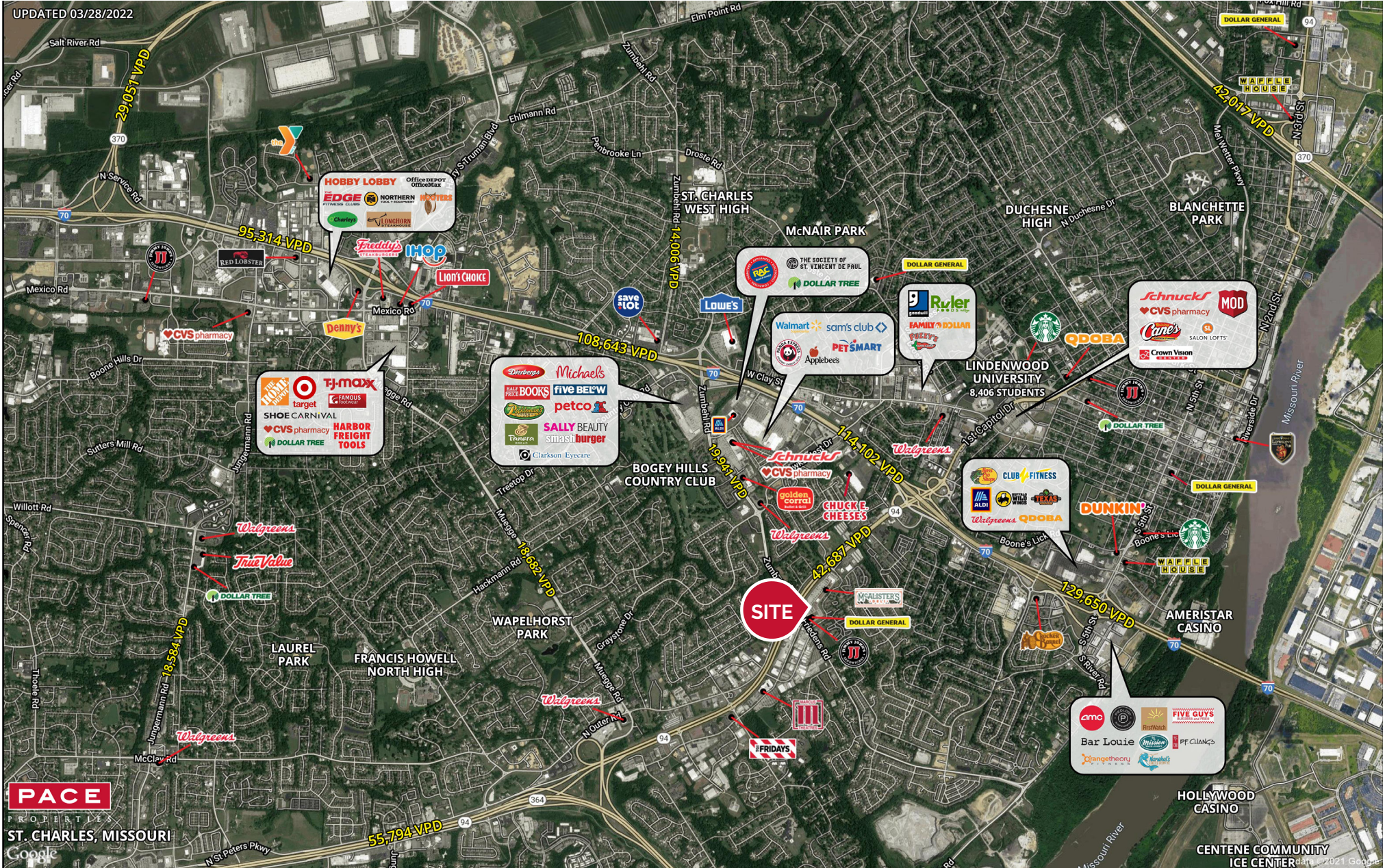
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# Site Plan

Space	Status	SF
1556	Elizabeth Moody	1,199
1564	OPS Staffing	605
1566	Gingham's	9,022
<b>1568</b>	<b>AVAILABLE</b>	<b>3,375</b>
1570	SSM Day Institute	5,025
1572	SSM Rehab	1,412
<b>1574</b>	<b>AVAILABLE</b>	<b>2,800</b>
<b>1580</b>	<b>AVAILABLE</b>	<b>2,800</b>
1582	GEICO	1,400
1584	H&R Block	1,250
<b>1584A</b>	<b>AVAILABLE</b>	<b>900</b>
<b>1586</b>	<b>AVAILABLE</b>	<b>1,960</b>
<b>1588</b>	<b>AVAILABLE</b>	<b>1,400</b>
<b>1590</b>	<b>AVAILABLE</b>	<b>2,100</b>
<b>1592</b>	<b>AVAILABLE</b>	<b>2,000</b>
1598	McAlister's Deli	4,200
1602	Lendmark	1,400
<b>1604</b>	<b>AVAILABLE</b>	<b>1,400</b>
1606	Top Nails	1,400
1608	Pizza Hut	1,400
1610	Yummy House	1,400
<b>1612</b>	<b>AVAILABLE</b>	<b>4,200</b>
<b>1618</b>	<b>AVAILABLE</b>	<b>2,050</b>
<b>1620</b>	<b>AVAILABLE</b>	<b>6,252</b>
1636	Hot Shots	7,070
<b>1640</b>	<b>AVAILABLE</b>	<b>3,166</b>
1644	El Rancho Nuevo	5,763
1652	Dobbs Tire & Auto Center	6,300
<b>1690</b>	<b>AVAILABLE</b>	<b>18,895</b>
1692	Dollar General	10,000
<b>1694</b>	<b>AVAILABLE</b>	<b>9,570</b>
1696	Jimmy John's	1,535



# Trade Area Aerial



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