



ST. PETERS PAD OPPORTUNITY

EDDIE CHERRY, CCIM

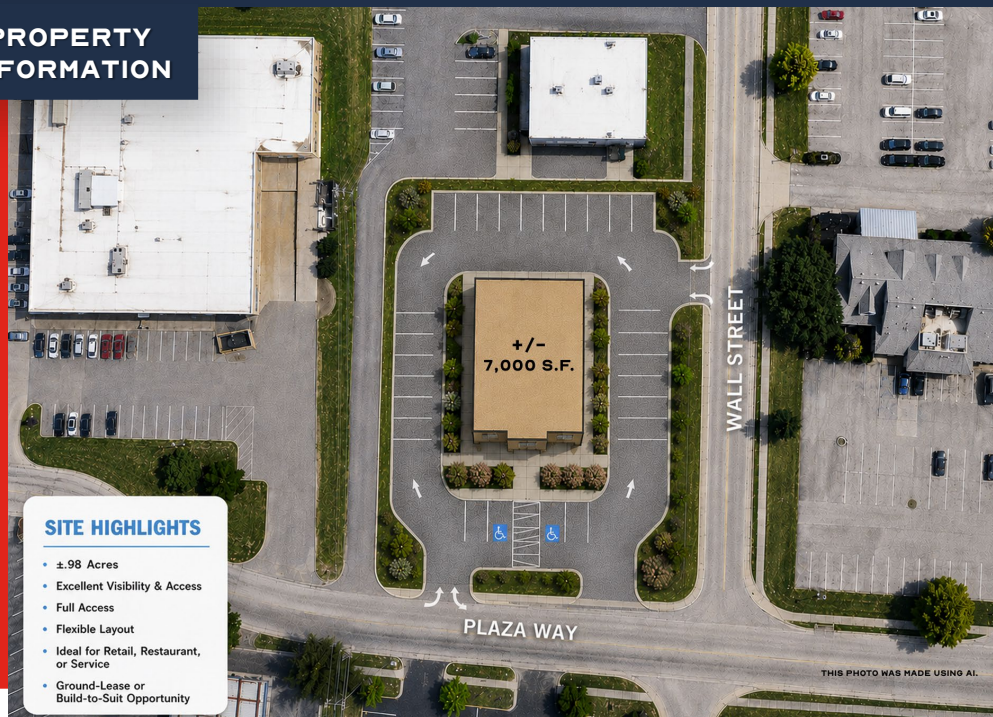
Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

DILLON FLYNN

Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com

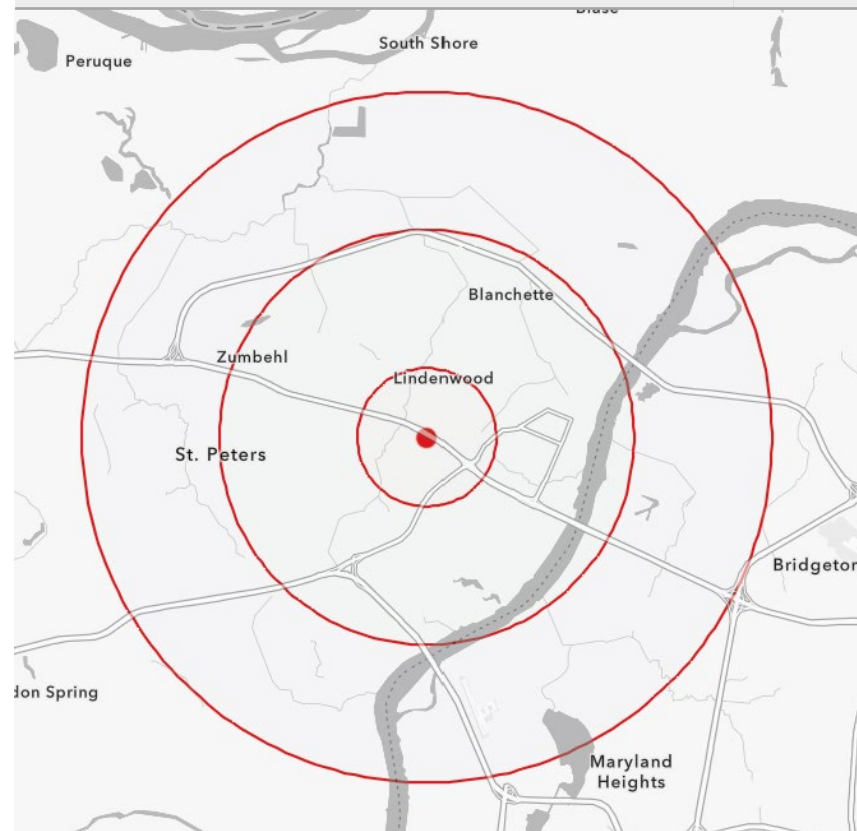
8 PLAZA WAY
ST. CHARLES, MO 63301
42,689 S.F. | CONTACT BROKER FOR PRICING

PROPERTY INFORMATION



- **FOR LEASE/BUILD TO SUIT UP TO 7,000 S.F.**
- **PRIME LOCATION WITHIN ESTABLISHED, HIGH-TRAFFIC REGENCY PLAZA RETAIL CENTER IN ST. CHARLES, MO**
- **VERSATILE C-2 COMMERCIAL ZONING WITH NO KNOWN DEED RESTRICTIONS—IDEAL FOR RETAIL, FOOD SERVICE, OR AUTOMOTIVE USE**
- **FLEXIBLE DEAL STRUCTURE WITH BOTH GROUND LEASE AND BUILD-TO-SUIT OPTIONS AVAILABLE FROM A MOTIVATED DEVELOPER**
- **SUBSTANTIAL 0.98-ACRE LOT (42,689 SQ FT) OFFERING AMPLE SPACE FOR BUILDING, PARKING, AND SIGNAGE**
- **BUILT-IN CUSTOMER TRAFFIC FROM ANCHORS LIKE SAM'S AND WALMART AND OTHER ACTIVE RETAIL BUSINESSES**
- **STRONG 63303 MARKET IN FAST-GROWING ST. CHARLES COUNTY, PART OF THE GREATER ST. LOUIS METRO AREA**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		11,429	80,927	142,230
HOUSEHOLDS		5,289	35,188	60,427
AVERAGE HH INCOME		\$88,832	\$108,923	\$112,979



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