

SOUTHPOINTE



SouthPointe Retail Lots

**350 Hemsath
St. Charles, MO**

SCOUT

REALTY
GROUP

retail lots for sale or lease

SOUTHPOINTE
350 Hemsath Rd.
St Charles, MO 63303



- ▲ New 13 + Acre Commercial Development Coming Soon featuring Three Retail Lots & 196 Luxury Apartments
- ▲ Landmark corner at the entrance to St. Charles County via Rte 364 and Arena Pkwy
- ▲ Including a New Signalized Intersection
- ▲ Excellent Visibility from Route 364
- ▲ Located along the Southern Route to the St. Charles Family Arena, Riverpointe, and the Streets of St. Charles

84,833 VPD on Rt. 364

13,456 VPD on Arena Parkway

DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	6,575	56,864	173,650
MED HH INCOME	\$131,631	\$108,489	\$101,008
DAYTIME POP	1,735	23,634	85,344

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13100 Manchester Rd. Ste. 235
 St. Louis, MO 63131
 314.394.2022 | scoutrg.com

Adam Glosier
 aglosier@scoutrg.com
 314-598-2357

The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

An aerial map of the St. Charles, Missouri area, centered on a yellow-highlighted 'SITE' located near the intersection of I-70 and I-44. The map shows major highways including I-70, I-270, I-44, and I-94, with traffic volume data such as 61,230 VPD on I-94 and 141,039 VPD on I-270. Surrounding cities and areas labeled include St. Peters, St. Charles, Earth City, Maryland Heights, and the Riverpointe development. A callout box in the lower-left corner lists nearby businesses: Walmart, Kohl's, Fresh Thyme, Aldi, Wendy's, Popeyes, Goodwill, KFC, McDonald's, and Taco Bell. Other landmarks include the Saint Charles Convention Center, Streets Center, and The Family Arena. The map also shows the Missouri River and the I-70/I-44 interchange. A north arrow is in the top right corner.



An aerial map of the St. Charles, Missouri area, centered on a yellow-highlighted 'SITE' located near the intersection of I-70 and I-270. The map shows major highways including I-70, I-270, and US-94, with traffic volume data such as 61,230 VPD on I-94 and 141,039 VPD on I-270. Surrounding municipalities labeled include St. Peters, St. Charles, Earth City, and Maryland Heights. Key landmarks and developments are marked, including the 'RIVERPOINTE' \$550 Million Dollar Mixed-Use Development, 'THE FAMILY ARENA', and 'Industrial FINAL FRONTIER' (7 Million SF planned over the next 5 years). A callout box in the lower-left corner lists nearby retail and dining establishments: Walmart, Kohl's, Fresh Thyme, Wendy's, Aldi, Walgreens, Popeyes, Goodwill, KFC, McDonald's, and Taco Bell. The map also shows the Saint Charles Convention Center and Streets Center. A north arrow is in the top right corner. The map is overlaid with a dark blue banner at the bottom containing the Scout Realty Group logo and contact information.

market aerial

ST PETERS

ST CHARLES

EARTH CITY

SITE

RIVERPOINTE

\$550 Million Dollar
Mixed – Use
Development

THE FAMILY
ARENA

Industrial FINAL
FRONTIER
7 Million SF
Planned over next
5 Years

MARYLAND
HEIGHTS

A callout box containing logos for various businesses: Walmart, Kohl's, Fresh Thyme, Wendy's, Aldi, Walgreens, Popeyes, Goodwill, KFC, McDonald's, and Taco Bell.

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market aerial

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ST CHARLES

EARTH CITY

SITE

RIVERPOINTE

\$550 Million Dollar
Mixed – Use
Development

THE FAMILY
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Industrial FINAL
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7 Million SF
Planned over next
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MARYLAND
HEIGHTS

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ST PETERS

ST CHARLES

EARTH CITY

MARYLAND HEIGHTS

SITE

RIVERPOINTE
Saint Charles
\$550 Million Dollar
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close aerial



RIVERPOINTE
Saint Charles
\$550 Million Mixed-Use
Project featuring Retail,
Entertainment &
Residential

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concept plan

SOUTHPOINTE



50' Multi-Tenant Pylon Sign

SCOUT
CAPITAL GROUP

SCOUT

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