



ARENA PKWY

364



## SouthPointe Retail Lots

350 Hemsath  
St. Charles, MO

Broker as Owner Under Contract

# retail lots for sale or lease

# SOUTHPOINTE

## 350 Hemsath Rd.

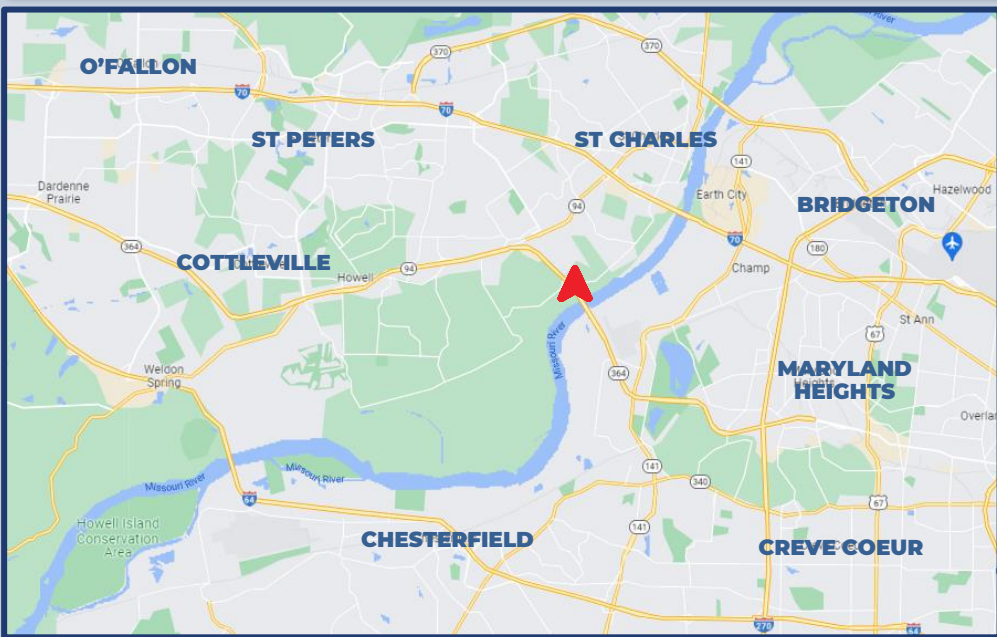
## St Charles, MO 63303

### PROPERTY DESCRIPTION

- ▲ New 13 + Acre Commercial Development Coming Soon featuring Three Retail Lots & 216 Luxury Apartments
- ▲ Landmark corner at the entrance to St. Charles County via Rte 364 and Arena Pkwy
- ▲ Multiple Access Points 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

# SCOUT

## REALTY GROUP

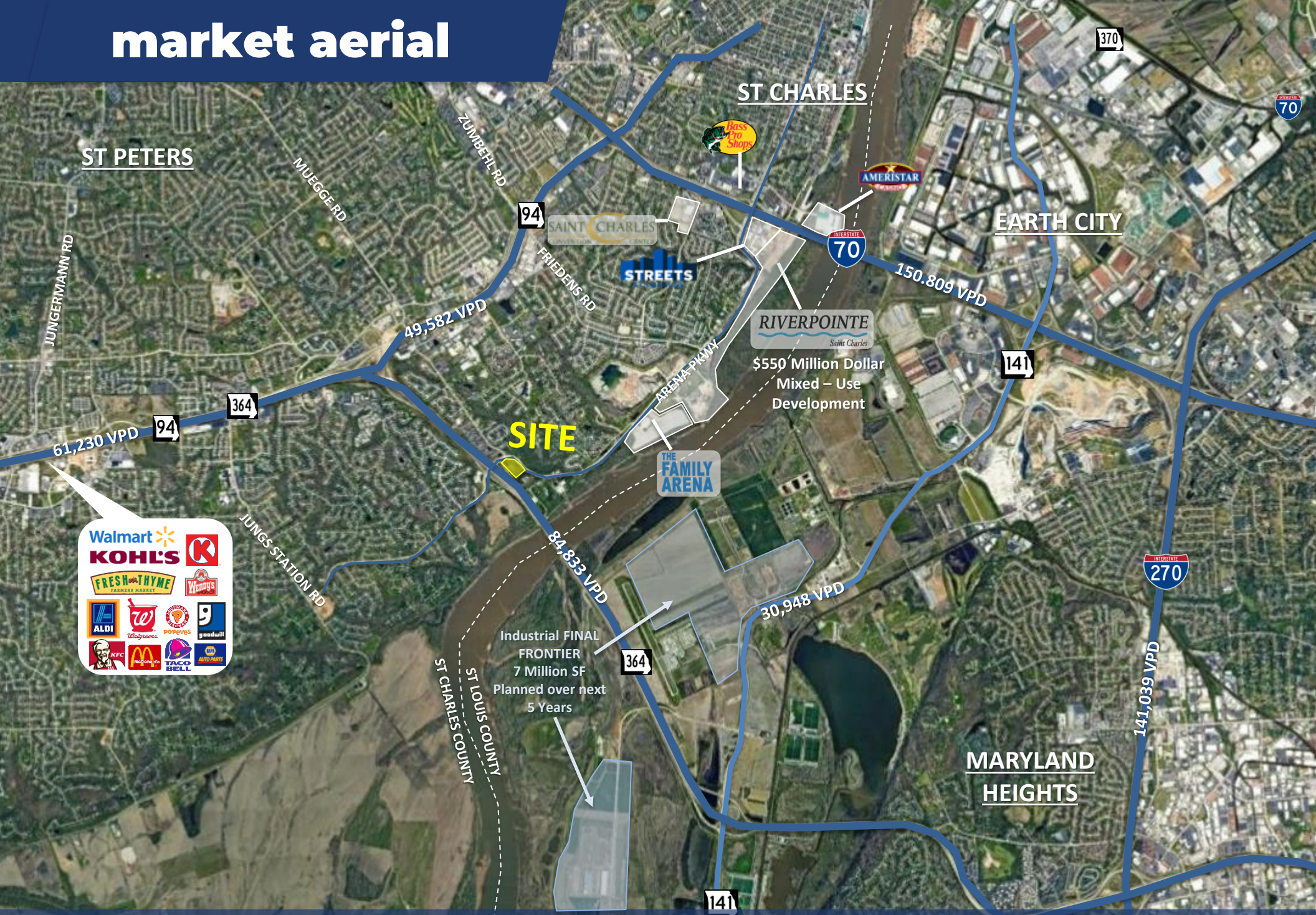
13100 Manchester Rd. Ste. 235  
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314.394.2022 | scoutrg.com

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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.

# market aerial



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# close aerial



**RIVERPOINTE**  
Saint Charles  
\$550 Million Mixed-Use  
Project featuring Retail,  
Class A Office &  
Residential

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# concept plan

# SOUTHPOINTE



**50' Multi-Tenant  
Pylon Sign**



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