

SCOUT REALTY GROUP

350 Hemsath Rd. St. Charles, MO

## lots for sale or lease







## PROPERTY DESCRIPTION

- ▲ New 6 + Acre Commercial Development Coming Soon
- ▲ Landmark corner at the entrance to St. Charles County via Route 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

<u>DEMOS</u>	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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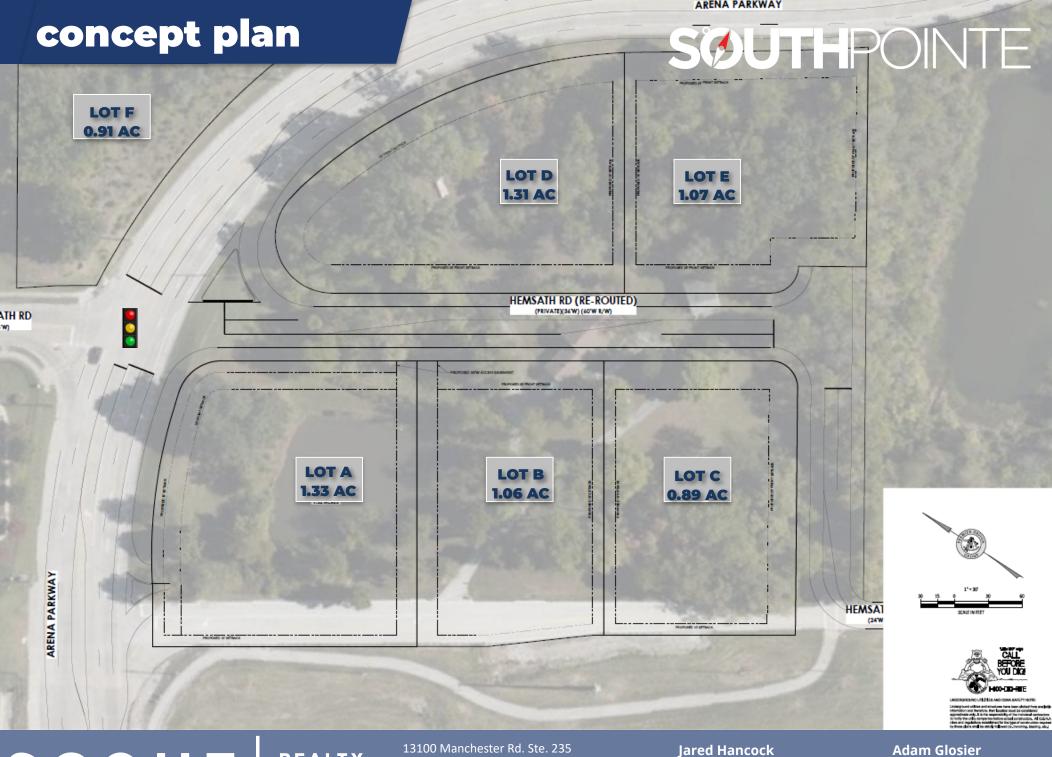
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