

SOUTH POINTE



SCOUT REALTY GROUP

**350 Hemsath Rd.
St. Charles, MO**

lots for sale or lease

SOUTHPOINTE
350 Hemsath Rd.
St Charles, MO 63303

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



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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GROUP**

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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.

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

ARENA PARKWAY
SCOUT SOUTHPOINTE

LOT F
0.91 AC

LOT D
1.31 AC

LOT E
1.07 AC

HEMSATH RD (RE-ROUTED)
(PRIVATE)(36'W) (60'W R/W)

LOT A
1.33 AC

LOT B
1.06 AC

LOT C
0.89 AC

ARENA PARKWAY

HEMSATH RD
(24'W)



UNDERGROUND UTILITIES AND OTHER SAFETY NOTES:
Underground utilities and structures have been plotted from multiple
information sources. Therefore, the location must be considered
approximate only, & is the responsibility of the related contractor
to verify the utility companies before actual excavation. All excavation
sites and regulations must be followed for the type of excavation required
for these data and to comply with all applicable laws, codes, ordinances, and rules.

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