



RETAIL SPACE FOR LEASE | 1,100 – 2,160 SF

SCOUT

REALTY
GROUP

Three Flags Center
1360 S. Fifth Street
St. Charles, MO 63301

information

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St. Charles, MO 63301

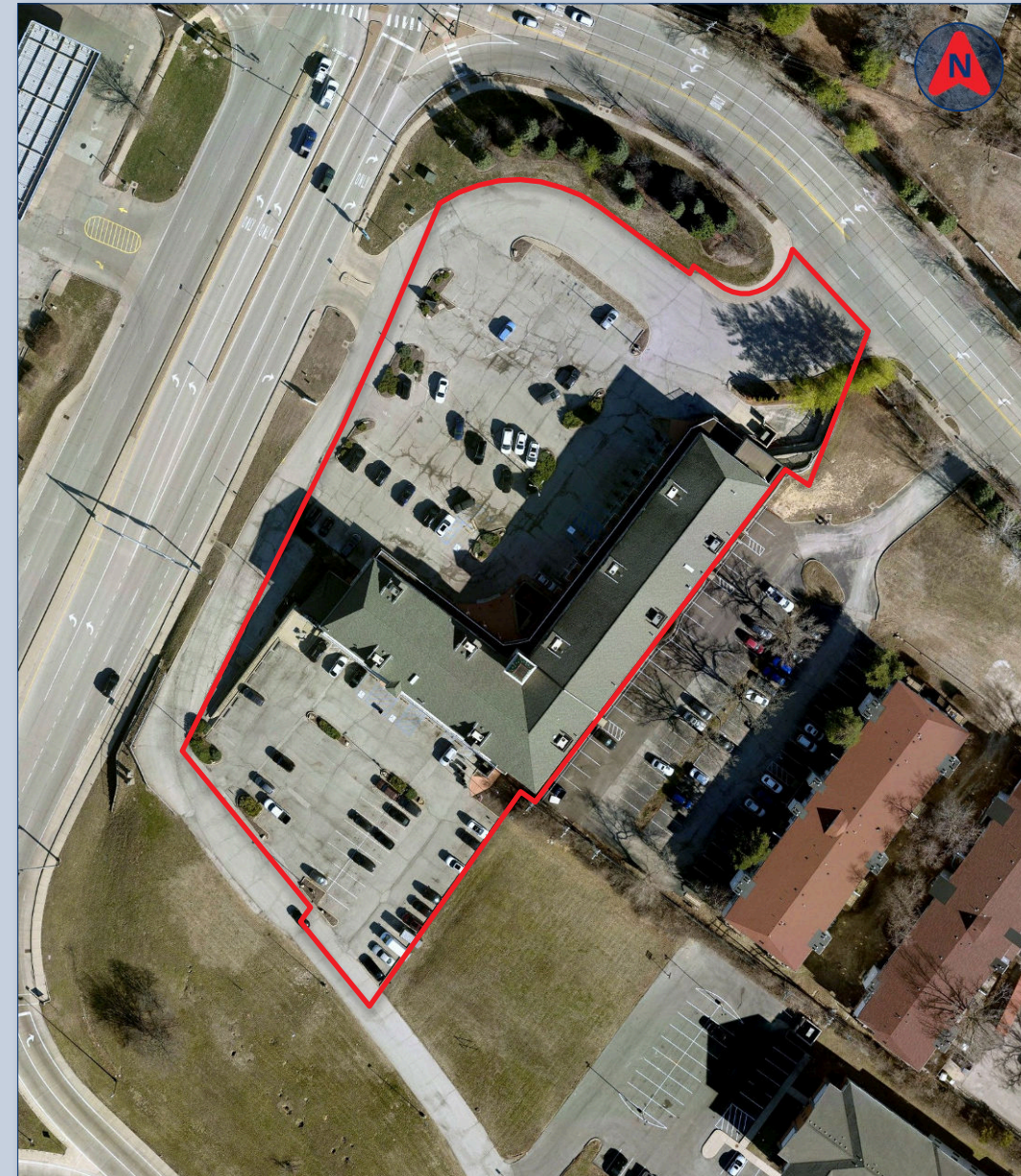
PROPERTY DESCRIPTION

- ▲ Suite 1352A: 1,100 SF on the first floor
- ▲ Suites 1392 & 1394: 1,080 SF each
 - ▲ Combine for 2,160 SF
 - ▲ Second-floor suites that open at street level on the I-70 side, with their own entrances and interstate visibility
- ▲ 51,327 SF building on 2.69 acres
- ▲ Built 1972; suites updated as they turn over
- ▲ Zoned C-2 General Business
- ▲ 163 surface parking spaces
- ▲ Building signage visible from I-70 and S. Fifth St.
- ▲ Access from S. Fifth St. and Ameristar Blvd.
- ▲ Co-tenants include Subway, Midwest Eye Associates and Rivertowne Chiropractic

158,264 VPD on I-70
17,620 VPD on S. Fifth St.

Lease Rate: \$22.00 / SF (NNN: \$4.50 / SF)

<u>DEMOS</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	10,009	54,193	140,906
MED HH INCOME	\$73,263	\$88,162	\$97,067



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

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.

Adam Glosier
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Historic Main Street



SITE

MISSOURI RIVER

AMERISTAR®
CASINO ★ RESORT ★ SPA
— ST. CHARLES —

SAINT CHARLES
CONVENTION CENTER



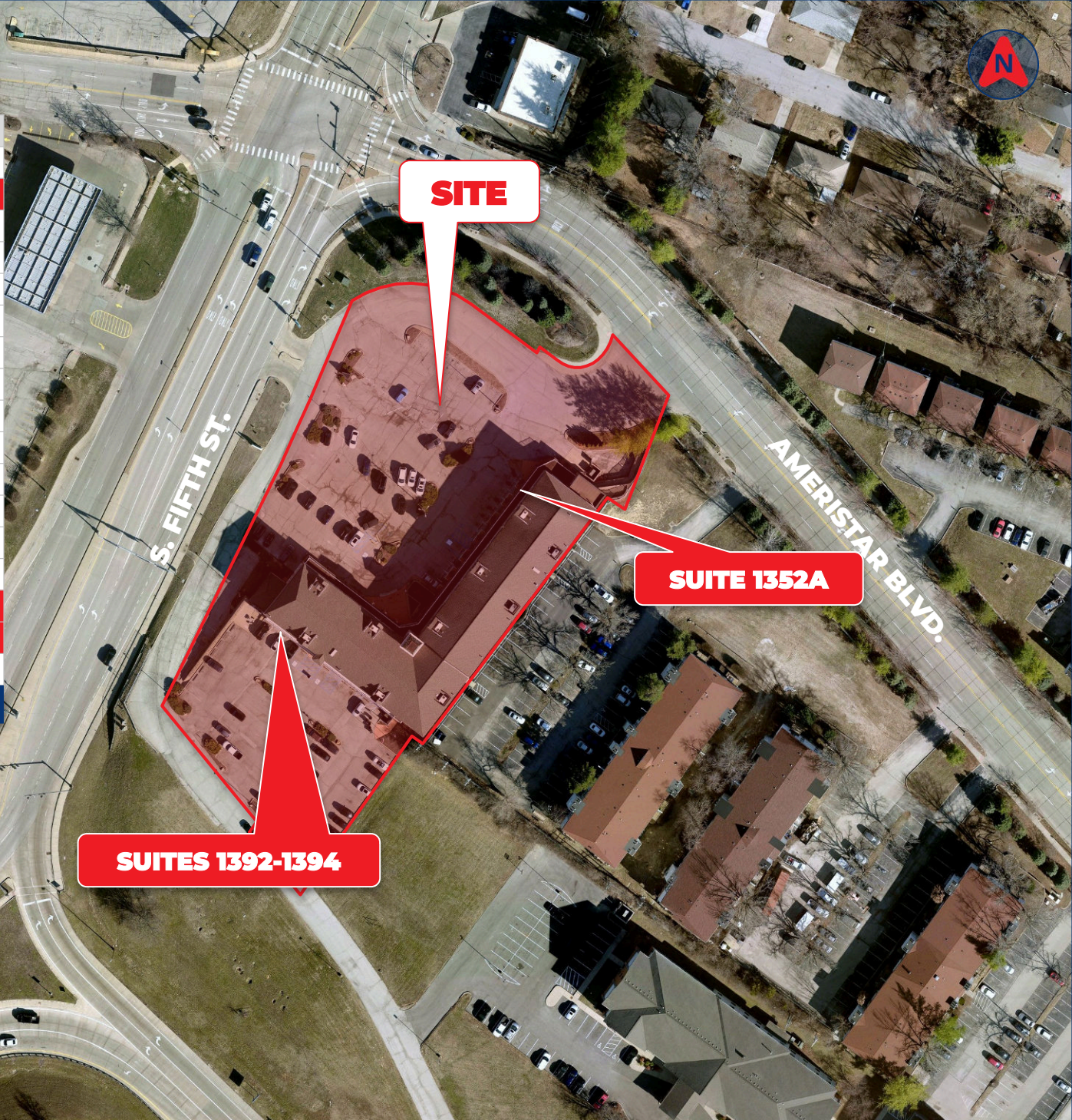
17,620 VPD

158,264 VPD

availability

UNIT	TENANT	SF
1352	Subway	1,080
1352A	VACANT	1,100
1354	Brazil Market	2,160
1358	Le Nails	1,080
1362	Rivertowne Chiropractic	2,160
1366	Mel Foster Company	1,080
1368	Sha's Coffee & Tea	1,080
1376	Suds Luxe Soaps & Body Care	979
1378	Oakview Wealth Solutions	1,080
1380	Desired Beauty Aesthetics	1,080
1382	Midwest Eye Associates	3,720
1386	Advanced Comfort Health Solutions	622
1388	Averhealth	1,080
1390	Massage Miracles	1,080
1392	VACANT	1,080
1394	VACANT	1,080
1398	Dr. Hauser & Dr. Barinholtz	2,160

Suites 1392 & 1394 can be combined (2,160 SF)



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photos



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