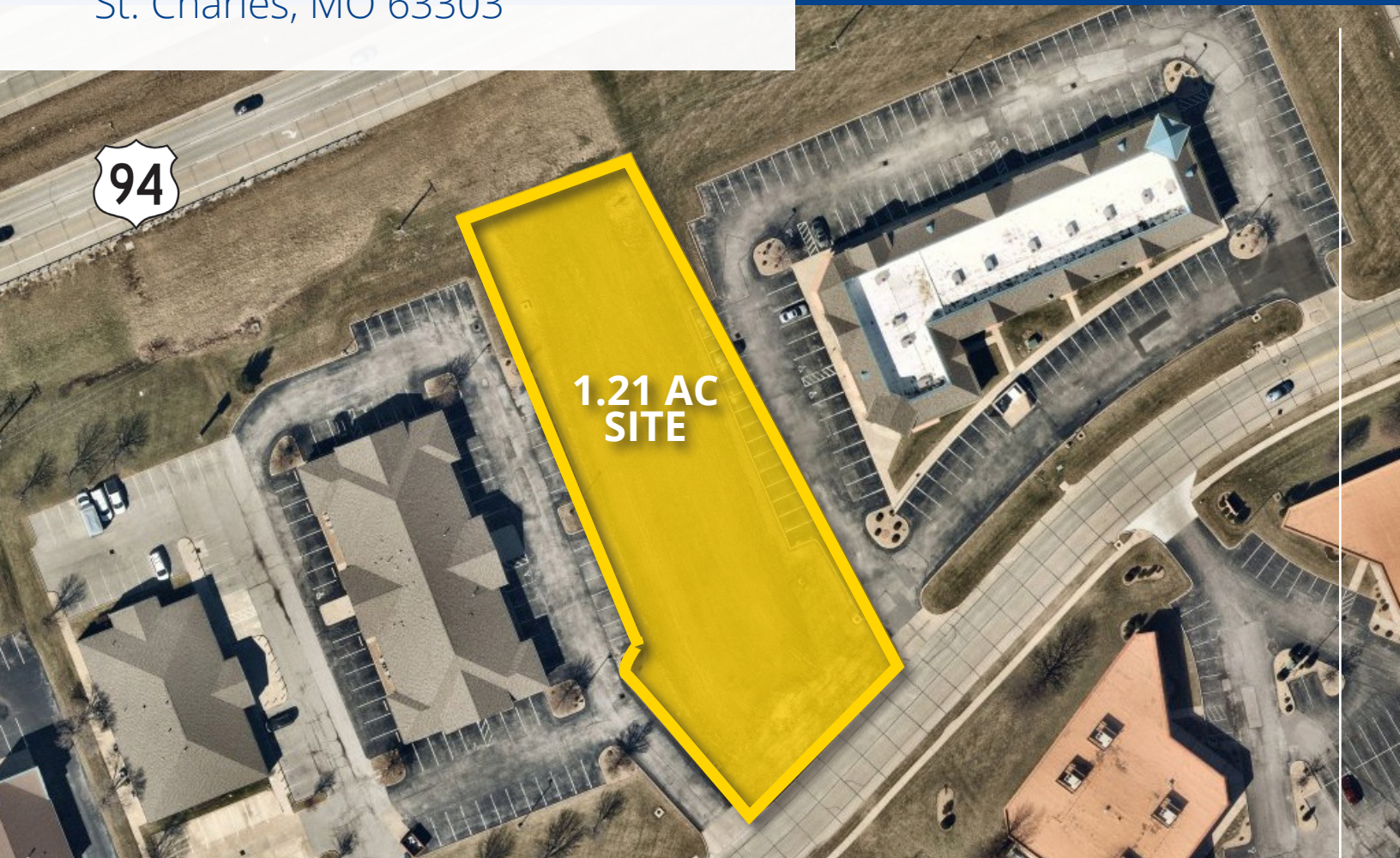


# Available for Build-to-Suit

FOR LEASE

Lot 3 Blanchette Business Park  
St. Charles, MO 63303



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## Property Overview

Lot 3 Blanchette Business Park  
St. Charles, MO 63303

- Approximately 1.21 AC lot
- Great visibility to Highway 94
- Great ingress and egress to Highway 94 via lighted intersection at Portwest Drive
- Contact broker for pricing

**Contact us:**

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	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	10,812	80,840	160,252
<b>Average HH Income</b>	\$127,120	\$114,001	\$115,966
<b>Median Age</b>	43.7	39.6	40.6
<b>Total Businesses</b>	459	2,496	5,658
<b>Total Employees</b>	4,145	31,836	85,954



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