

# LAND FOR SALE

Price: \$450,000

S. 5th St.  
St. Charles, MO

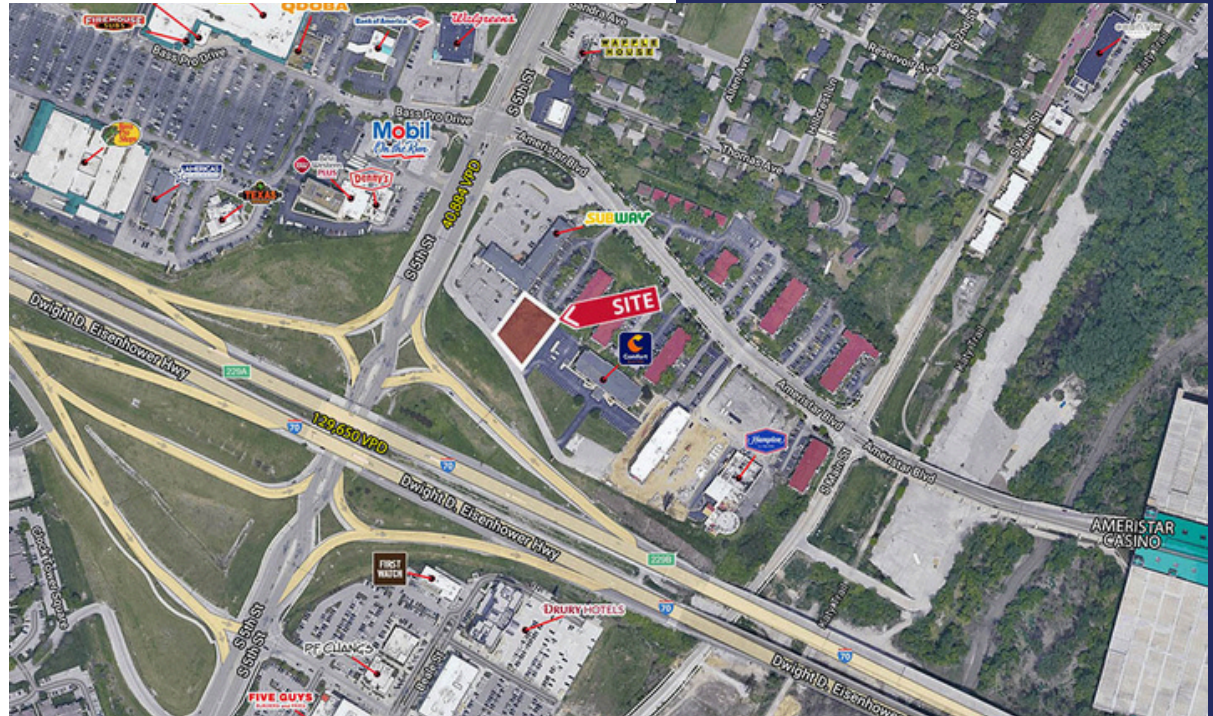
**SKYLINE**  
COMMERCIAL REAL ESTATE

## Description

This land opportunity is strategically situated along S. 5<sup>th</sup> St. offering a highly visible location near the convergence of Interstate 70 and 5th St. This corridor is a prime commercial zone, surrounded by a mix of hospitality, retail, entertainment, and dining destinations.

## Property Details

- **0.67 Acres**
- I-70 - 170,000 VPD
- S. 5th St. - 35,000 VPD
- Further info available upon request.



## 2024 DEMOGRAPHICS

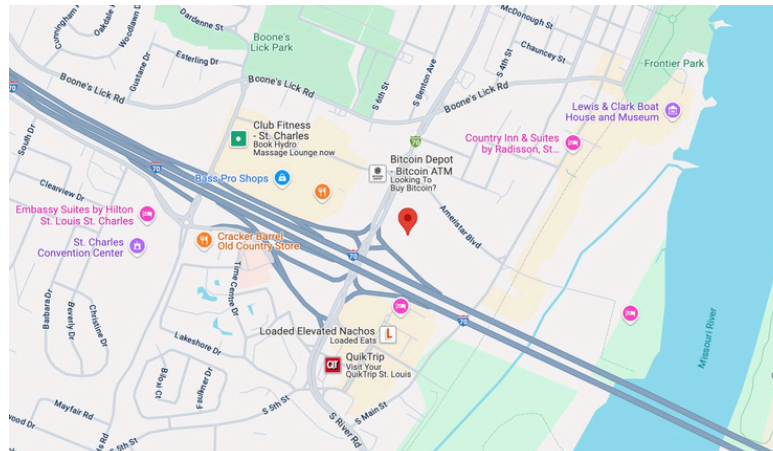
1 Mile | 3 Miles | 5 Miles

### Population

9,102 | 54,266 | 142,879

### Median Household Income

\$67,264 | \$85,887 | \$100,937



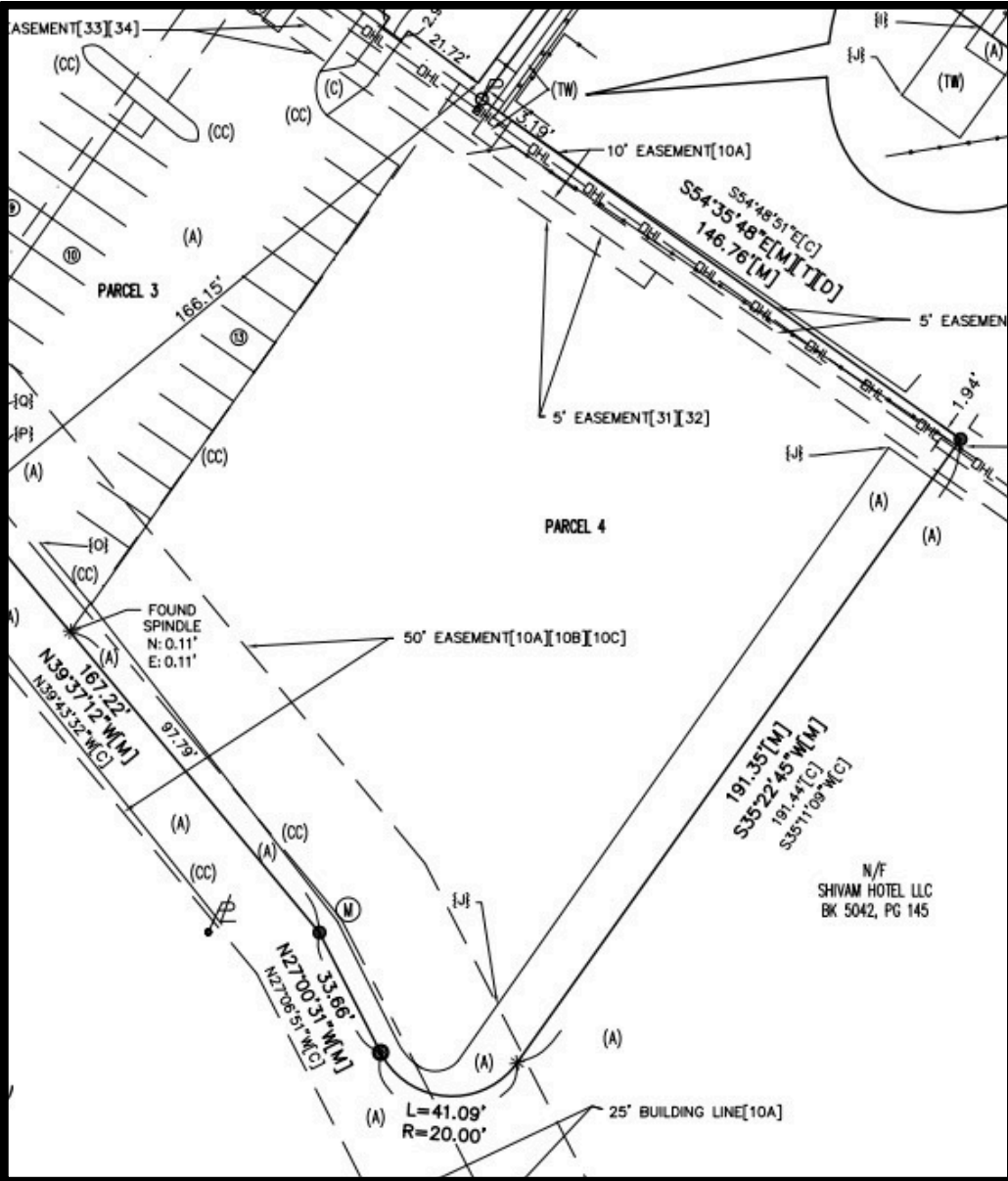
## CONTACT

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# SURVEY AND AERIAL





## DEVELOPMENT OPPORTUNITY



Information contained herein has been obtained by reliable sources however neither broker or owner warrants any information concerning subject property.