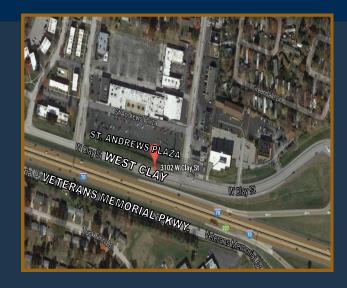
# Ē A S E

# ST. ANDREWS PLAZA

3102-3141 WEST CLAY ST. CHARLES, MO 63301





### FEATURING

- 1,000/3,500 square feet available
- Excellent Highway 70 visibility
- Easy access to Highway 70
- Ample parking
- Competitive lease rates
- Great location for restaurant, drycleaners, Insurance, Sandwich shop, Urgent care, Resale business, Physical therapy, Tanning salon, Pawn shop and much more!

## TRAFFIC COUNT

ON HIGHWAY 70

114,943

VEHICLES PER DAY

### DEMOGRAPHICS

	<u>i mile</u>	<u>3 mile</u>	<u>5 mile</u>
AVERAGE			
HOUSEHOLD INCOME	\$68,168	\$68,222	\$72,872
2021 POPULATION	9,309	60,068	124,857



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