



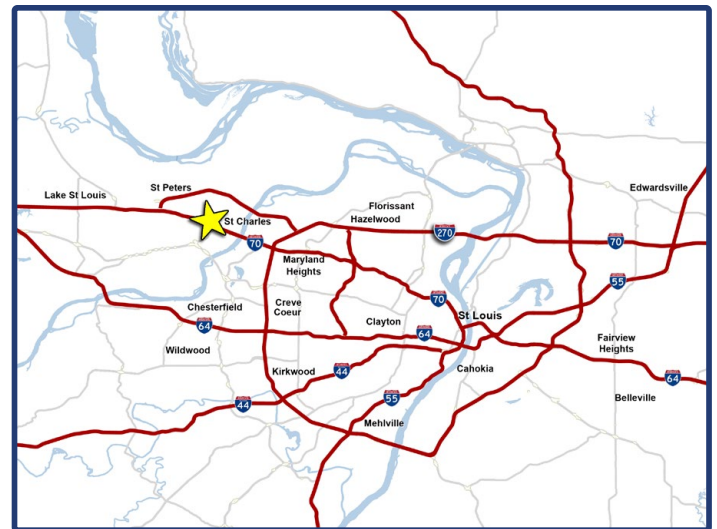
# FOR LEASE

## SPACE AVAILABLE

1,513 to 4,548 SF

## DESCRIPTION

- Across from Lindenwood University- 8,697 student enrollment
- Located at the intersection of West Clay St & Droste Road
- Tenant's include: Ruler Foods, Goodwill, Subway, Edward Jones, Plaza Tire, Pizza Hut
- Outparcel building available
- Lease Rate: \$12.00 - \$15.00/SF NNN



# RETAIL AERIAL

# ST. CHARLES PLAZA

2402-2498 W. CLAY ST. & 501-507 DROSTE RD. | ST CHARLES, MISSOURI 63301



8,697 students

## LOCATION

Located at the intersection of West Clay St & Droste Road

## DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2024 Population	15,118	74,333	130,660
Households	6,260	32,264	55,343
Avg. HH Income	\$75,995	\$107,128	\$113,584

## TRAFFIC COUNTS

Clay St: 7,841 VPD  
Clay St: 5,952 VPD (MODOT 2021)

## CENTER RETAILERS



(314) 567-9944

FOR INFORMATION

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# TRADE AERIAL

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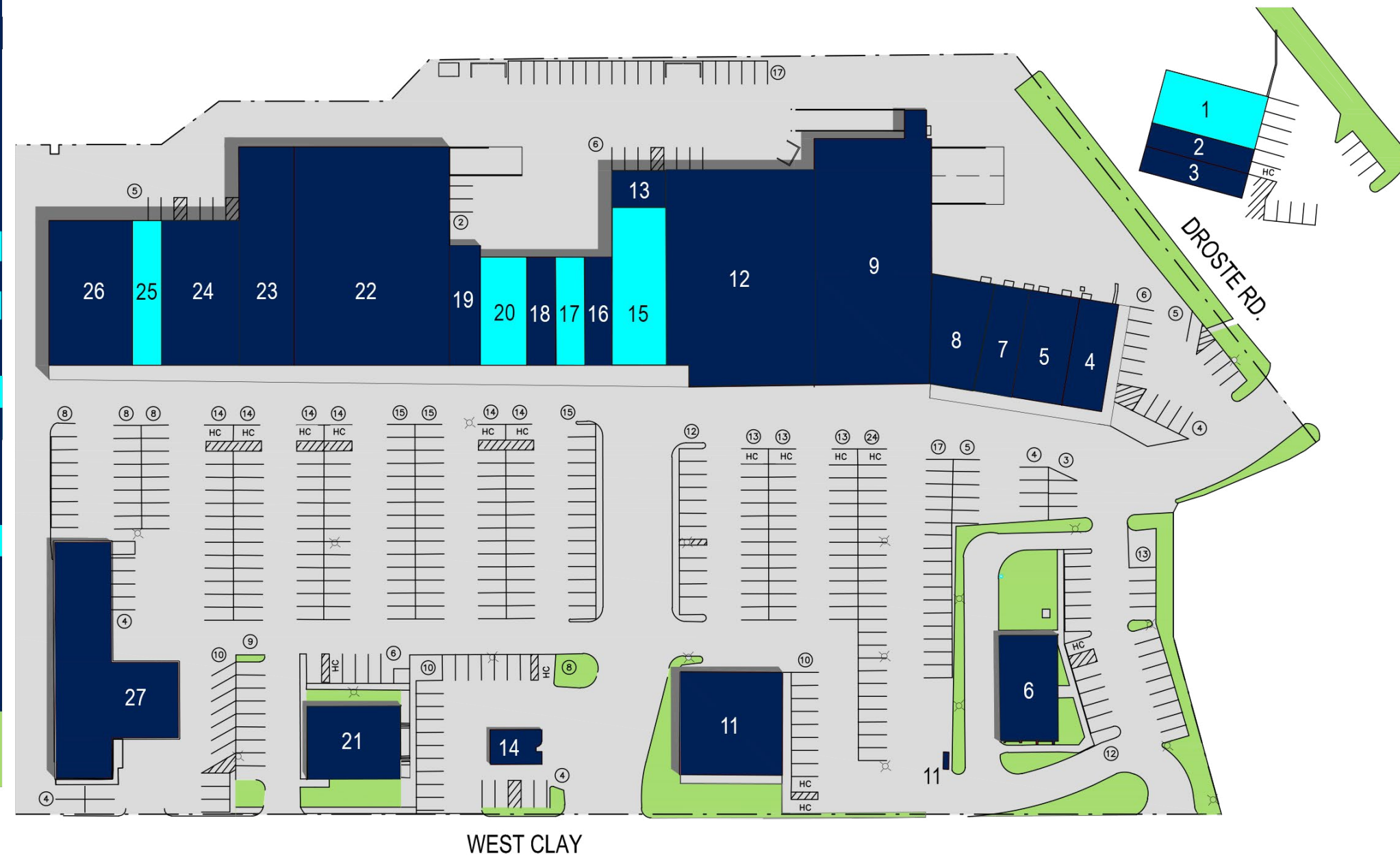
# SITE PLAN

# ST. CHARLES PLAZA

2402-2498 W. CLAY ST. & 501-507 DROSTE RD. | ST CHARLES, MISSOURI 63301

No.	Address	Tenant	Area (sf)
1	501-503	Vacant	2787
2	505	Subway	1350
3	507	Storage	
4	2402	Cricket Communications	1875
5	2406	Advance America	2660
6	2412	Abelardo's Mexican Fresh	2856
7	2416	H&R Block	1875
8	2418	Tango	2925
9	2420	MERS Goodwill	13,770
10	2422	Vantage Credit Union	ATM
11	2424	O'Reilly Auto Parts	5101
12	2426	ArchWell Health	14,658
13	2434	Storage	902
14	2430	Edward Jones	864
15	2432	Vacant	4526
16	2436	Thai Kitchen	1500
17	2440	Vacant	1513
18	2444	Groom Theory Lounge	1200
19	2456	Total by Verizon	1859
20	2448	Vacant	2689
21	2454	Tomes & Tonic	3166
22	2458	Ruler Foods (Kroger)	16,507
23	2462	Masterclock	5789
24	2464	Masterclock	5,500
25	2472	Vacant	2000
26	2476-84	Masterclock	5762
27	2498	Plaza Tire	9138
<b>TOTAL =</b>			<b>112,322</b>

PARKING RATIO = 3.55  
(BASED ON 399 PARKING SPACES)



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## 2024 DEMOGRAPHICS



### Population

1-Mile	15,118
3-Mile	74,333
5-Mile	130,660



### Average Household Income

1-Mile	\$79,995
3-Mile	\$107,128
5-Mile	\$113,584



### Number of Households

1-Mile	6,260
3-Mile	32,264
5-Mile	55,343



### Daytime Population

1-Mile	13,653
3-Mile	84,506
5-Mile	156,184



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