

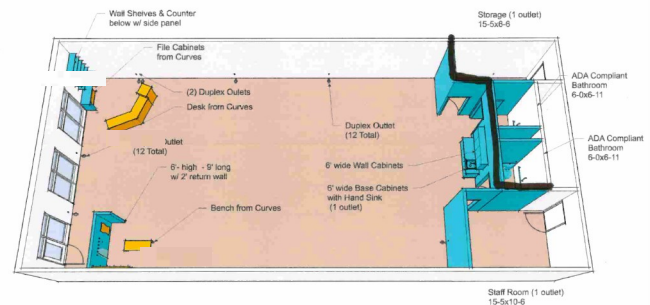
# For Sublease/Lease

Retail/Office Space

3766-3768 Elm St.  
St. Charles, MO 63301



- 2,360 SF Space for Sublease, Current buildout is a gym, Lease Rate: \$13.00 PSF, NNN (Red Space)
- 1,400 SF of Office/Retail Space for Lease, Lease Rate: \$15.00 PSF, NNN (Blue Space)
- Join: Dandy Dog Day Spa, Dollar Tree, Jimmy Johns, Edward Jones, Taco Bell, Regional Eyecare, and A&W Restaurant
- Constructed in 2007 on a 2.56 acre site
- Bay depth: 70'
- 124 parking spaces



- Continued growth in the area; many large warehouses with 1,000s of employees
- Located at Elm Street and Hwy 370
- Highway 370 visibility

**Danny Wapelhorst**

Vice President

Phone: (636) 970-0330

[dannyw@cissellmueller.com](mailto:dannyw@cissellmueller.com)



**CISSELL MUELLER**  
COMPANY, L.L.C.

# For Sublease/Lease

Retail/Office Space

3766-3768 Elm St.  
St. Charles, MO 63301



## Traffic >>

Collection Street	Cross Street	Traffic Vol	Distance
Millstone Corporate Drive	Millstone Corp Dr NW	1,132	0.06 mi
Elm Street	Millstone Corp Dr NW	10,619	0.08 mi
Millstone Corporate Drive 14975	Millstone Corp Dr N	1,196	0.14 mi
State Hwy 370	Elm St NW	5,817	0.15 mi
State Hwy 370	Elm St NW	6,372	0.15 mi
11314	Elm Point Industrial Dr SE	53,270	0.16 mi
Elm St	Elm Point Industrial Dr SE	53,171	0.16 mi
Elm Street	Millstone Corp Dr SE	15,213	0.17 mi
10183	Millstone Corp Dr SE	9,715	0.17 mi
	Millstone Corp Dr SE	19,625	0.17 mi

## Danny Wapelhorst

Vice President

Phone: (636) 970-0330

[dannyw@cissellmueller.com](mailto:dannyw@cissellmueller.com)



**CISSELL MUELLER**  
COMPANY, L.L.C.