



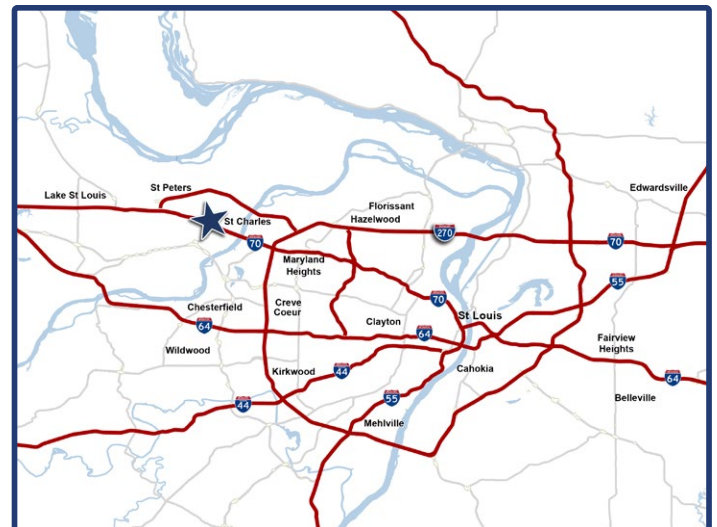
FOR LEASE

SPACE AVAILABLE

7,500 SF - 14,658 SF

DESCRIPTION

- Across from Lindenwood University - 8,697 student enrollment
- Located at the intersection of West Clay St. & Droste Rd.
- Tenant's include: Ruler Foods, Goodwill, Subway, Edward Jones, Plaza Tire, Pizza Hut
- Out-parcel 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



LOCATION

Located at the intersection of West Clay St & Droste Road

DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2022 Population	15,167	74,873	128,936
Households	6,146	32,383	54,261
Avg. HH Income	\$78,630	\$100,898	\$106,738

TRAFFIC COUNTS

Clay St: 7,616 VPD
5,952 VPD (MODOT 2021)

CENTER RETAILERS



FOR INFORMATION

(314) 567-9944

STAN HOFFMAN
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BRAD BUSCH
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ST. LOUIS, MO 63141

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TRADE AERIAL

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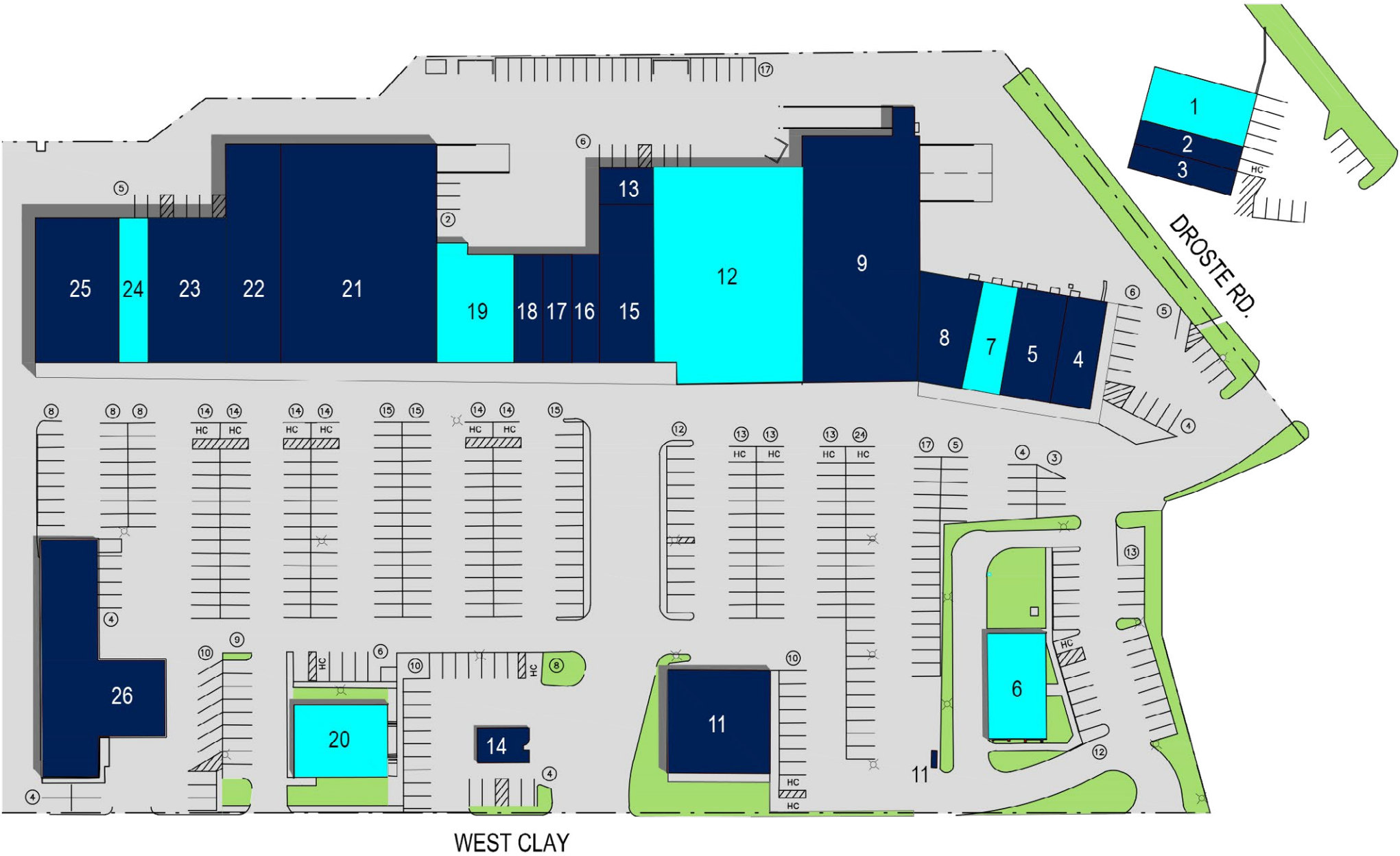
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SITE PLAN

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	Vacant	2856
7	2416	Vacant	1875
8	2418	Tango	2925
9	2420	MERS Goodwill	2925
10	2422	Vantage Credit Union	ATM
11	2424	O'Reilly Auto Parts	5101
12	2426	Vacant	14,658
13	2434	Storage	902
14	2430	Edward Jones	864
15	2432	Slackers	4,526
16	2436	Thai Cuisine	1500
17	2440	Pizza Hut	1513
18	2444	Groom Theory Lounge	1200
19	2448-56	Vacant	4548
20	2454	Vacant	3166
21	2458	Ruler Foods (Kroger)	16,507
22	2462	Masterclock	5789
23	2464	H & R Block	5500
24	2472	Vacant	2000
25	2476-84	Masterclock	5762
26	2498	Plaza Tire	9138
TOTAL =			112,322
PARKING RATIO = 3.55 (BASED ON 399 PARKING SPACES)			



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2023 DEMOGRAPHICS



Population

1-Mile	15,167
3-Mile	74,873
5-Mile	128,936



Average Household Income

1-Mile	\$78,630
3-Mile	\$100,898
5-Mile	\$106,738



Number of Households

1-Mile	6,146
3-Mile	32,383
5-Mile	54,261



Daytime Population

1-Mile	14,740
3-Mile	84,504
5-Mile	148,903

