

For Sale

NAIDESCO

1001 - 1005 N 2nd St
St Charles, MO 63301



Property Highlights



For Sale
16,880 SF on .89 AC



**Prime Redevelopment
Opportunity**



**Located in Frenchtown
Historic District**



**Sale Price:
Contact Broker**

For more information, please contact:



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Property Features

- 16,880 SF building on 0.89 AC
- Currently Zoned I-2, Fully Sprinkled, with Multiple drive-in doors
- Located outside the 500-year flood plain
- Prime redevelopment opportunity with an approved Conditional Use Permit (CUP) for alcohol sales and microbrewery use
- Located in historic Frenchtown undergoing infrastructure & streetscape improvements, and connection of Boschert Greenway to Katy Trail



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Conceptual Renderings





Frenchtown, St. Charles

Historic Frenchtown is a vibrant, welcoming neighborhood that blends rich historic character with thoughtful redevelopment and placemaking. The area features both a National Historic District and local historic district, riverfront proximity, adjacency to the core of St. Charles, and vibrant Main Street district with access to three major statewide and regional multi-use trail systems.

Frenchtown Great Streets Plan Underway:

- » New streets and sidewalks
- » Overhead utilities relocated underground
- » Enhanced streetscapes and lighting
- » Boschert Greenway connection to the Katy Trail

Nearby Redevelopment & Traffic Generators:

- » New City Centre Complex under construction featuring City Hall, Senior Center, Recreation Center, and four-seasons farmers market
- » Foundry Art Centre
- » Historic Main Street district
- » Future redevelopment of the historic American Car Foundry site

RESIDENTIAL

900-950

New Frenchtown Housing Units over 10 years

RETAIL

60-70K SF

Current and Future Supportable Retail

OFFICE

60-90K SF

Rehabbed, Renovated, & New Construction Office Space

HOTEL

100-200

Hotel Rooms in Study Area

Frenchtown Great Streets Plan



Legend



Existing buildings



Potential future buildings



Buildings contributing to historic register



Bus/trolley stop



Opportunity sites



Gateways



FEMA flood hazard area boundary



Demographics

Population

Avg. HH Income

Households

1 MILE

6,947

\$109,794

3,156

3 MILES

50,204

\$115,063

22,190

5 MILES

111,355

\$123,972

48,479

Frenchtown Great Streets Plan

An infrastructure and revitalization initiative focused on enhancing connectivity, walkability, streetscapes, and economic development.

LINDENWOOD
UNIVERSITY

Schnucks

POTBELLY **CVS**

MOD

Cane's **Arby's**



Historic St. Charles

5 Million

Annual Visitors (2024)

\$1.2 Billion

Tourism Spending (2024)



AMERISTAR
CASINO ★ HOTEL

St. Charles
Convention
Center



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