



**EXCLUSIVELY LISTED BY:**

**2700 S ST PETERS PKWY**

**SAINT CHARLES, MO 63303**

**OFFERING MEMORANDUM**



**DANIEL FLAIZ**

INVESTMENT SALES AND LEASING  
BROKER

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**STANDALONE BUILDING FOR SALE OR LEASE | 5,940 SQFT | SALE PRICE: \$850,000**



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

An exceptional opportunity to own a free-standing commercial building in the heart of one of St. Charles County’s busiest and most desirable corridors. Located along the high-traffic S Saint Peters Parkway, this former bank branch sits on a signalized intersection with direct visibility and access to both Highway 94 and Highway 364 – offering unparalleled exposure to over 40,000 vehicles per day.

This well-maintained, two-story commercial building spans approximately 5,940 square feet and sits on a 1.4-acre lot. Currently vacant, it presents a rare chance for investors or owner-users to reposition the space for retail, medical, financial, or service-based use. With flexible interior layouts, existing drive-thru infrastructure, and ample on-site parking, the possibilities are broad and compelling.

### Zoning: (“C-1” Neighborhood Commercial)

- Professional Office and Medical Uses
- Retail Uses
- Gas Station and Convenience Store
- Banks and Credit Union
- Day Care Facility
- Adult Care Facility
- Restaurant and Bar
- Fast Food
- Church
- Hospitality
- NUMEROUS OTHER USES PERMITTED (Contact Agent)



Sale Price:	\$850,000
Lease Rate:	\$12.00 NNN
Square Footage:	5,940 SQFT
Property Address:	2700 S Saint Peters Parkway
City, State, Zip Code:	Saint Charles, MO 63303
Property Type:	Standalone Office/Retail Building
Lot Size:	1.40 Acres or 60,984 SQFT



# AERIAL VIEW

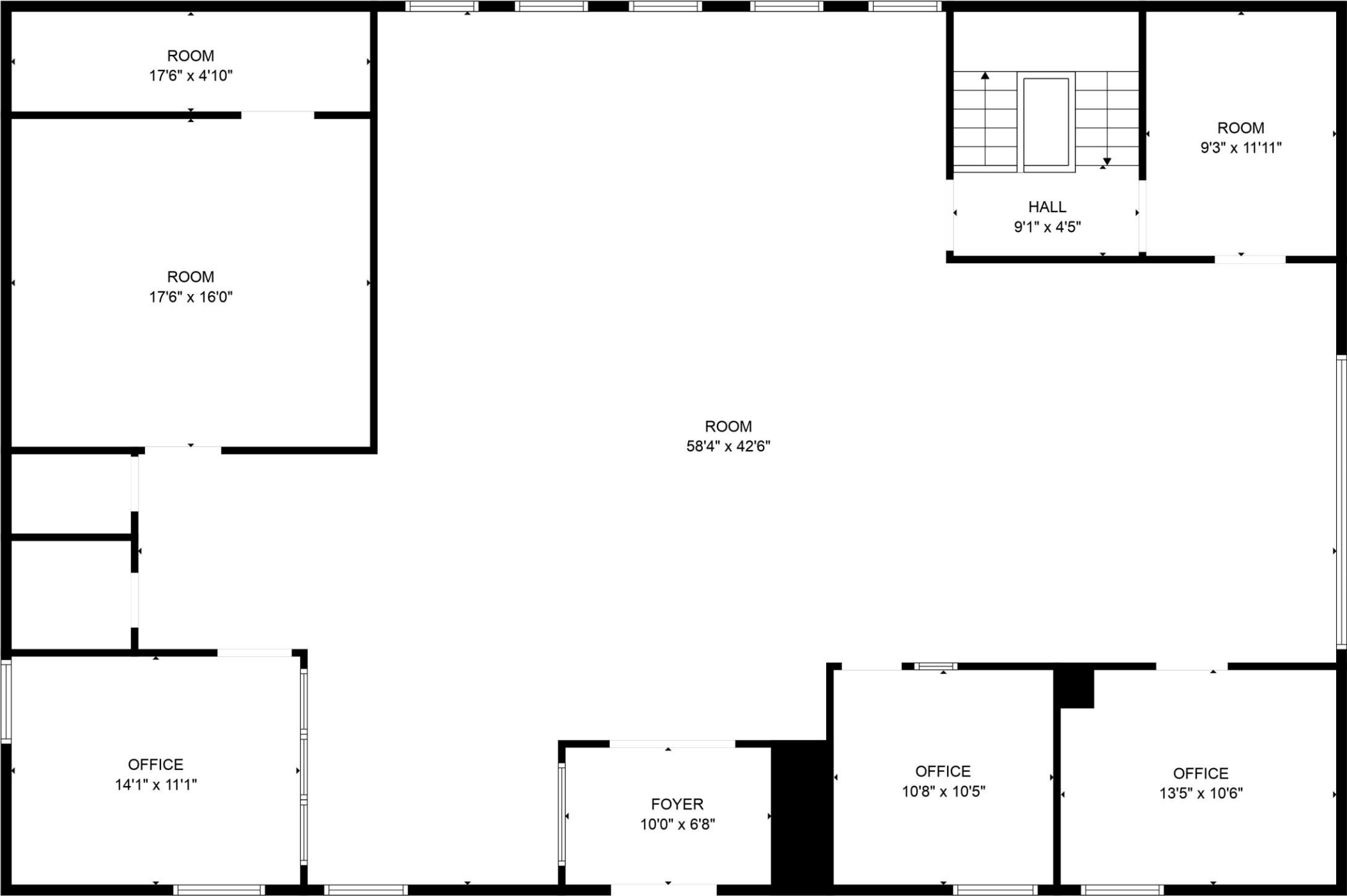




## UPPER-LEVEL SUITE



UPPER-LEVEL FLOORPLAN





## LOWER-LEVEL SUITE



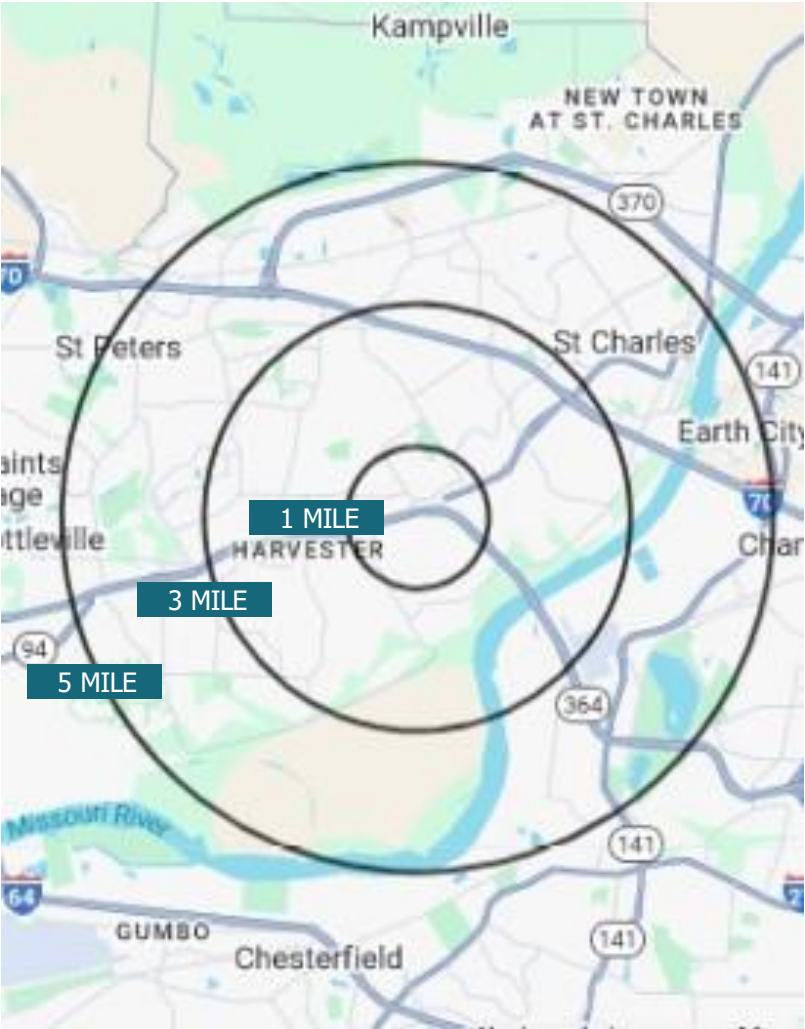
LOWER-LEVEL FLOORPLAN





# DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	10,423	82,557	158,029
2024 Population	10,431	83,128	161,603
2029 Population Projection	10,986	87,637	170,760
Median Age	43.3	41.7	41.3
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	4,571	34,367	64,505
2024 Households	4,566	34,666	66,165
2029 Households Projection	4,811	36,585	70,004
Agerage Household Size	2.3	2.3	2.3
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$123,230	\$109,638	\$106,072
Median Household Income	\$80,954	\$86,659	\$84,536



158,029

2024 POPULATION  
(5 Miles)

\$106,072

AVERAGE HH  
INCOME  
(5 Miles)

\$84,536

MEDIAN HH  
INCOME  
(5 Miles)



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