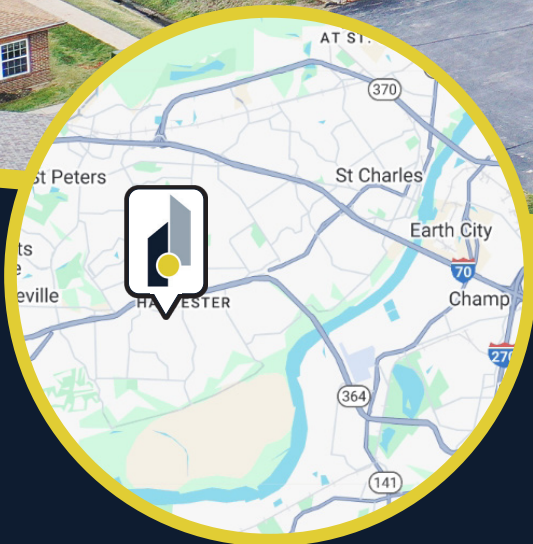


WOODSTONE PLAZA

FOR LEASE



3910-3930 S. Old Hwy. 94
Saint Charles, MO



Property Features



- 382-2,336 SF available for lease
- High-trafficked center
- Ample parking
- New professional ownership
- Generous zoning to allow for numerous different retail or office uses



- **QSR outlet opportunity available. Contact broker for details.**

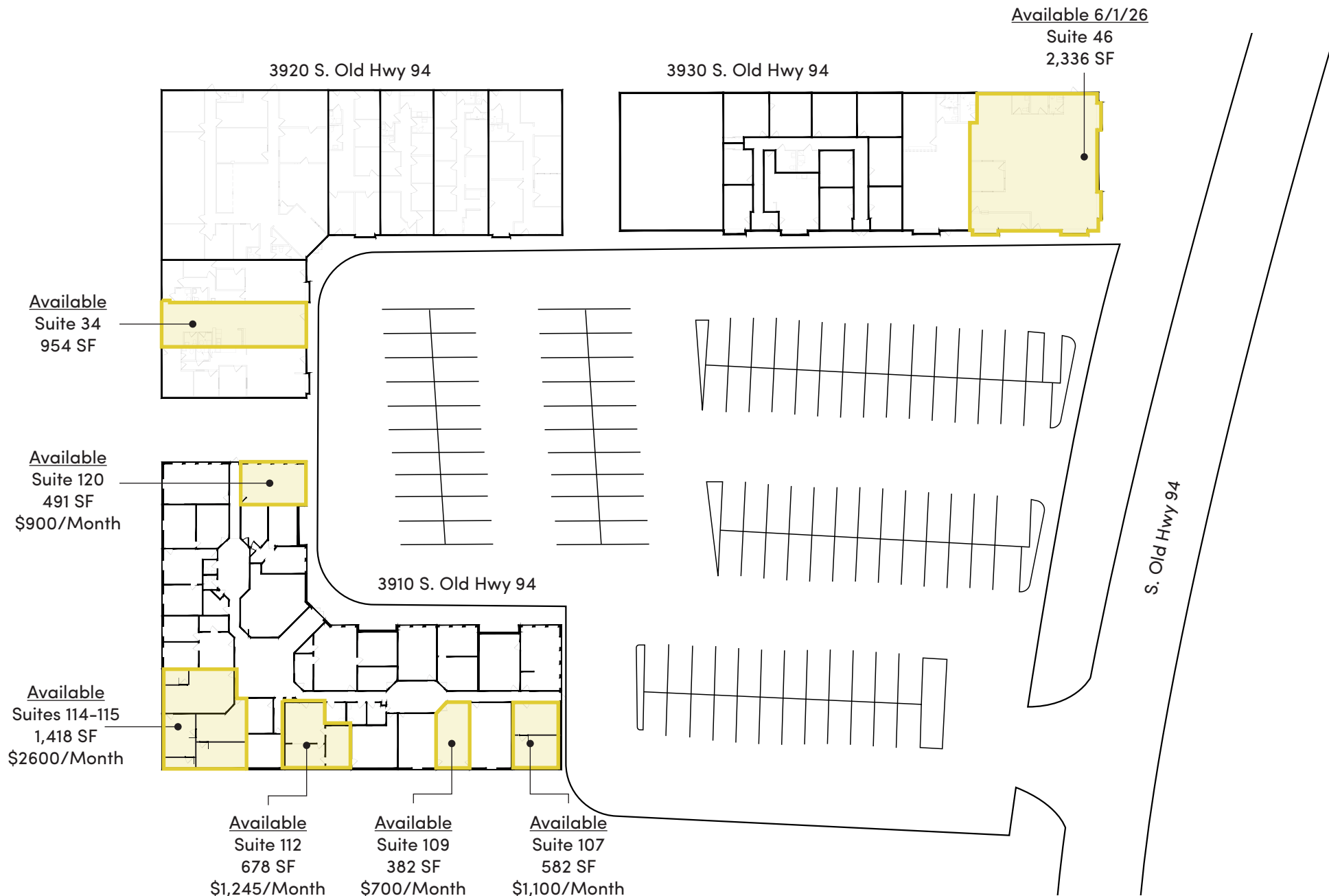


- Situated along S Old Highway 94, just minutes off MO-364, with excellent visibility and high traffic counts
- Multiple new residential and commercial developments in the immediate vicinity of the property
- Located in the thriving St. Charles County, which is projected to be the third largest county in Missouri by 2030

FOR LEASE
\$22.00 SF/YR
(FULL SERVICE)



Site Plan



Additional Photos & Area Map



TRAFFIC FLOW & RETAIL MAP

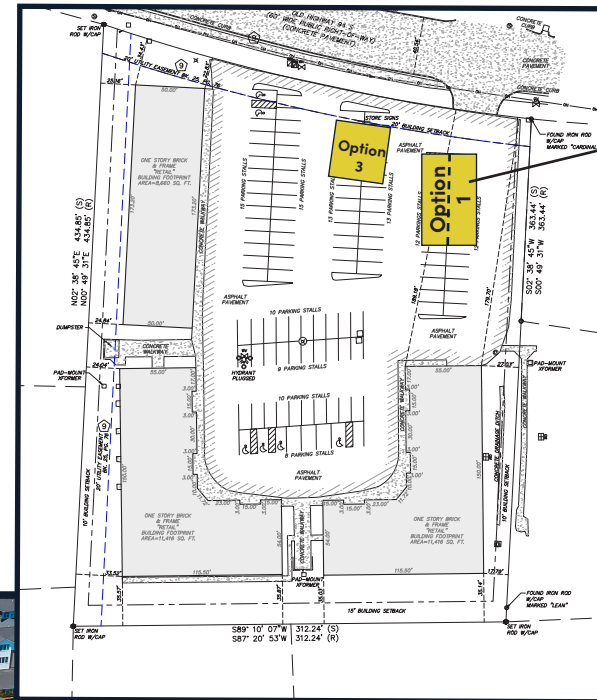


QSR OUTLOT OPPORTUNITY - Positioning & Development



Drive-Thru & Development Ready

- Easy ingress/egress for morning commuters.
- Build-to-suit or ground lease options available.
- Multiple site locations available.



Option 2
Is only below the dotted line of Option 1.

Leasing Contacts



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