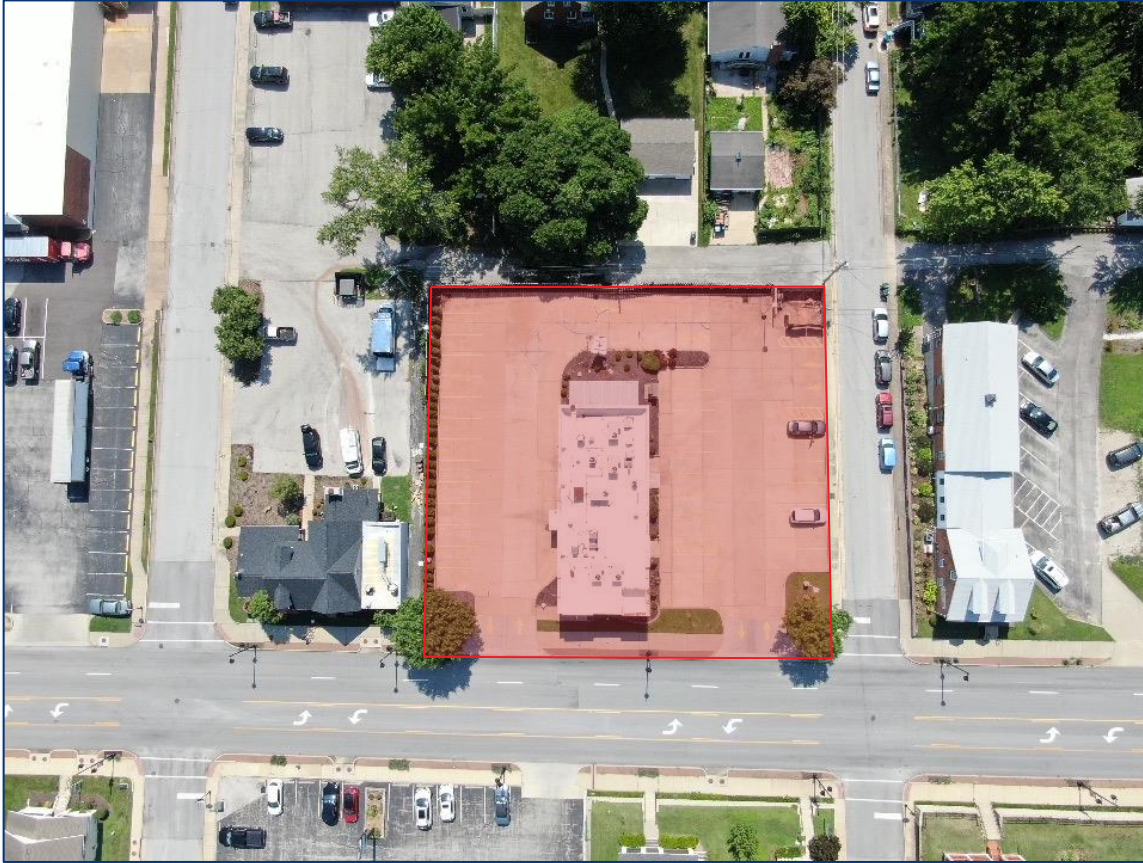




REALTY
GROUP

RETAIL BUILDING & LAND AVAILABLE
620 SOUTH FIFTH ST.
ST. CHARLES, MO 63301

620 SOUTH FIFTH ST



NEW RETAIL AVAILABILITY

620 SOUTH FIFTH ST. ST. CHARLES, MO 63301

- ▲ Former QSR with drive-thru
- ▲ 0.62 acres
- ▲ 2,952 SF (plus basement area)
- ▲ Prominent Visibility and Easy Access
- ▲ Centrally Located Between I-70 & Downtown St. Charles

Ground Lease Rate

\$95,000 / yr

Purchase Price

\$1,200,000



23,163 VPD on S Fifth St.

81,755 VPD on HWY 70

9,278 VPD on First Capitol Drive

	1 MILE	3 MILES	10 MIN.
2024 TOTAL POP	11,429	54,976	81,162
2024 MED HH/\$	\$67,074	\$80,670	\$81,955

SCOUT

**REALTY
GROUP**

13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
314.394.2022 | scoutrg.com

Adam Glosier
aglosier@scoutrg.com
314.598.2357

620 SOUTH FIFTH ST

NEW RETAIL AVAILABILITY



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The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

620 SOUTH FIFTH ST

NEW RETAIL AVAILABILITY



DOWNTOWN
ST. CHARLES



SCOUT

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