

FOR SALE OR LEASE > RETAIL

413 SOUTH 5TH STREET

ST. CHARLES, MO 63301



Property Features

- > 3,483 SF building available for sale
- > 2,450 SF available for lease
- > Close proximity to Main Street St. Charles and Lindenwood University
- > Easy highway access
- > Excellent demographics and traffic counts
- > **LEASE RATE:** \$15.00/SF, Modified Gross
- > **SALE PRICE:** \$520,000 (\$149.29/SF)



Contact Us

CHAD BURKEMPER
DIR 314 584 6279
MOB 636 579 9020
chad.burkemper@colliers.com

COLLIERS | ST. LOUIS
101 South Hanley Road, Suite 1400
St. Louis, MO 63105
www.colliers.com

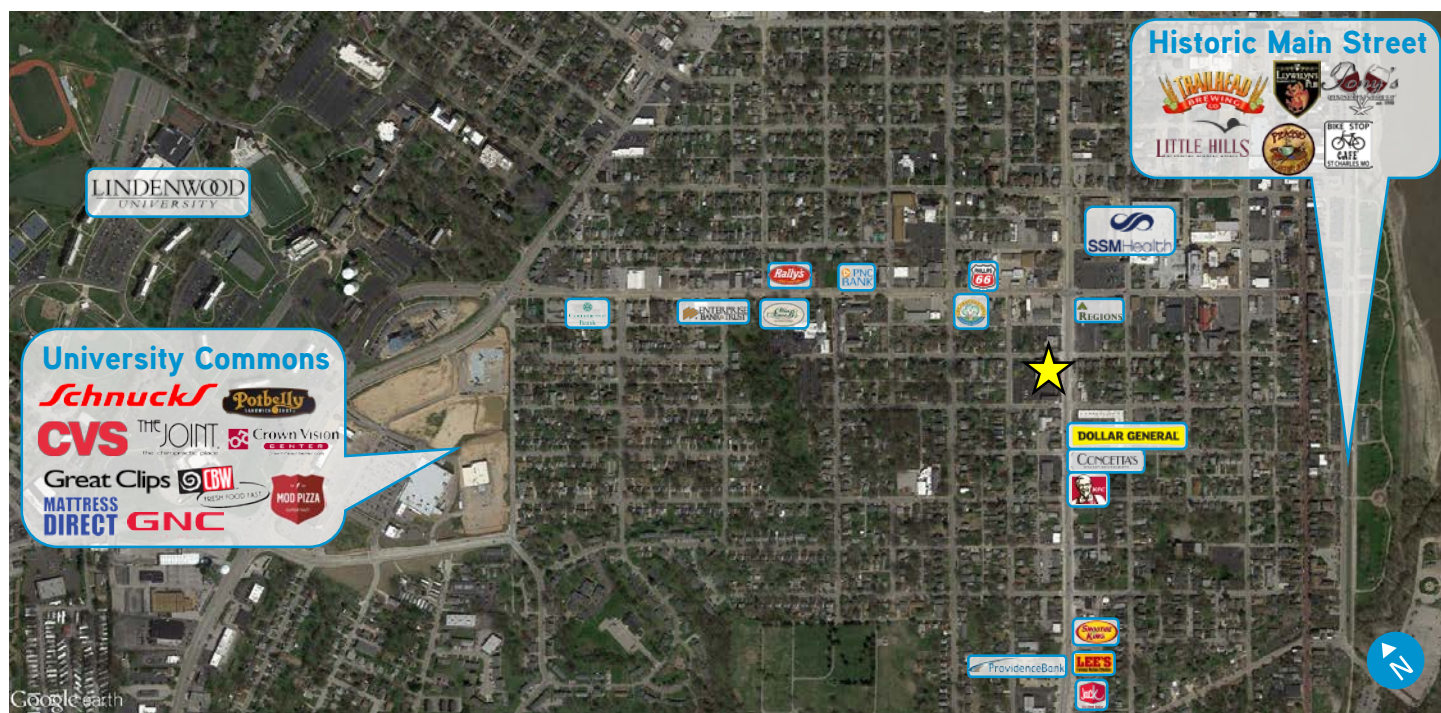
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INTERNATIONAL



Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	8,818	57,327	124,455
AVG HH INCOME	\$56,068	\$70,373	\$80,050
EMPLOYEES	15,625	55,594	92,254



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