

FOR LEASE > RETAIL

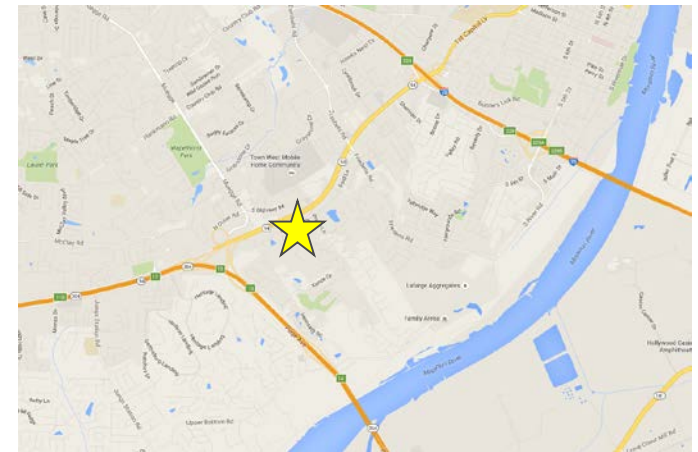
2157 Bluestone Drive

ST. CHARLES, MO 63303



Property Features

- > 1,500 SF retail space available
- > Highway 94 visibility and access
- > Signalized intersection at Highway 94 and Portwest Drive
- > Excellent demographics and traffic counts
- > **LEASE RATE:** \$16.00/SF, Modified Gross



Contact Us

CHAD J. BURKEMPER
DIR +1 314 584 6279
MOB +1 636 579 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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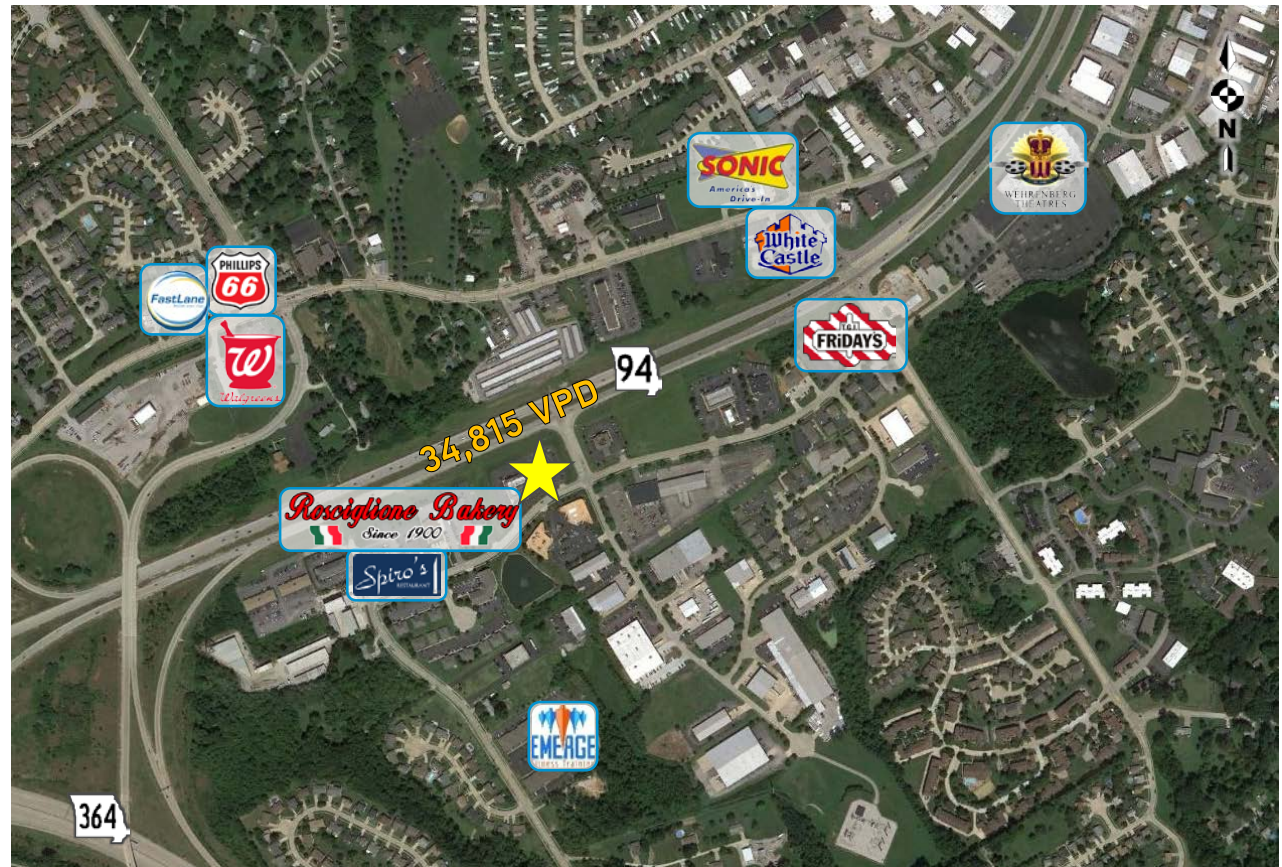
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Demographics

	1 MILE	3 MILE	5 MILE
Population	9,437	79,797	159,752
Avg HH Income	\$80,255	\$76,427	\$78,838
Median Age	41.0	37.3	38.9
Businesses	585	2,541	5,896
Employees	4,623	25,224	82,769

Area Amenities Include:



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