

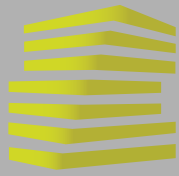
SUBLEASE OPPORTUNITY

ST. CHARLES, MO

2951 VETERANS MEMORIAL PKWY



LOCATION.
commercial real estate



2951 VETERANS MEMORIAL PKWY

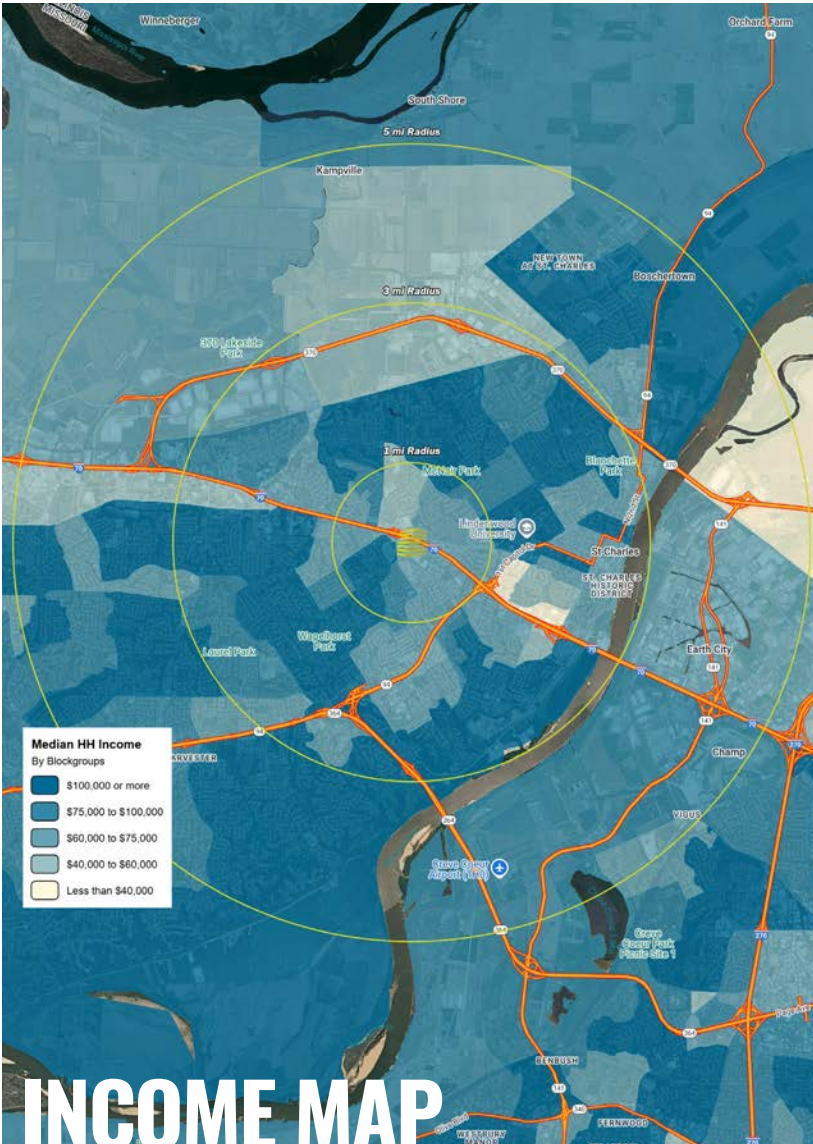
NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

ST. CHARLES IS A HISTORIC CITY LOCATED IN ST. CHARLES COUNTY, MO, APPROXIMATELY 22 MILES NORTHWEST OF DOWNTOWN ST. LOUIS. THE CITY HAS A RICH HISTORY DATING BACK TO THE EARLY 1800S WHEN IT WAS ESTABLISHED AS THE FIRST STATE CAPITAL OF MISSOURI. TODAY, IT IS A VIBRANT COMMUNITY WITH A MIX OF HISTORIC AND MODERN ELEMENTS. THE CITY IS KNOWN FOR ITS CHARMING MAIN STREET, WHICH IS LINED WITH UNIQUE SHOPS, RESTAURANTS, AND HISTORIC LANDMARKS. THE RIVERFRONT AND MAIN STREET AREA ARE CENTRAL GATHERING PLACES AND FOCAL POINTS FOR THE COMMUNITY.

ST. CHARLES IS HOME TO SEVERAL MAJOR EMPLOYERS, INCLUDING AMERISTAR CASINO RESORT SPA ST. CHARLES, WHICH IS ONE OF THE LARGEST CASINOS IN THE REGION, IN ADDITION TO ST. CHARLES COUNTY GOVERNMENT, FRANCIS HOWELL SCHOOL DISTRICT, BOEING'S ST. CHARLES-BASED DIVISION, COCA COLA ENTERPRISES, AND SYSCO. IN RECENT YEARS, THE CITY HAS WITNESSED OVER \$560 MILLION OF NEW DEVELOPMENT.

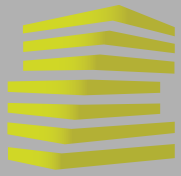
ST. CHARLES IS ALSO KNOWN FOR ITS MANY FESTIVALS AND EVENTS, INCLUDING THE ANNUAL ST. CHARLES RIVERFEST. OTHER POPULAR EVENTS INCLUDE THE FESTIVAL OF THE LITTLE HILLS, WHICH CELEBRATES THE CITY'S HISTORIC DISTRICT, AND THE CHRISTMAS TRADITIONS FESTIVAL.

SERVING THE PUBLIC FOR NEARLY 200 YEARS, LINDENWOOD UNIVERSITY IS A PRIVATE, COEDUCATIONAL LIBERAL ARTS UNIVERSITY ON A 500-ACRE CAMPUS SITUATED IN THE HEART OF ST. CHARLES. LINDENWOOD UNIVERSITY IS KNOWN NATIONALLY AND INTERNATIONALLY FOR INNOVATION AND ENTREPRENEURSHIP OFFERING 120 UNDERGRADUATE AND GRADUATE DEGREE PROGRAMS.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	12,835	87,493	147,993
HOUSEHOLDS	6,264	38,602	63,333
EMPLOYEES	4,070	38,871	81,341
MED HH INCOME	\$72,576	\$92,678	\$96,444

AREA RETAIL | RESTAURANTS



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ZOOM AERIAL & DETAILS

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- CAPTAIN D's AVAILABLE FOR SUBLEASE
- 2,368 SF FREESTANDING FAST FOOD RESTAURANT WITH DRIVE THRU
- 0.48 ACRES
- SHADOW ANCHORED BY WALMART, SAM'S CLUB, ALDI
- GREAT VISIBILITY WITH CLOSE PROXIMITY TO OVER 100,00 VPD ON I-70
- CALL BROKER FOR PRICING



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