

REALTY INCOME  
The Monthly Dividend Company®



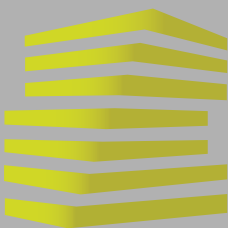
LOCATION.  
commercial real estate



**FREESTANDING  
6,304 SF RESTAURANT  
BUILDING ON 1.53 ACRES**

3010 WEST CLAY STREET

ST. CHARLES, MO



# 3010 WEST CLAY STREET

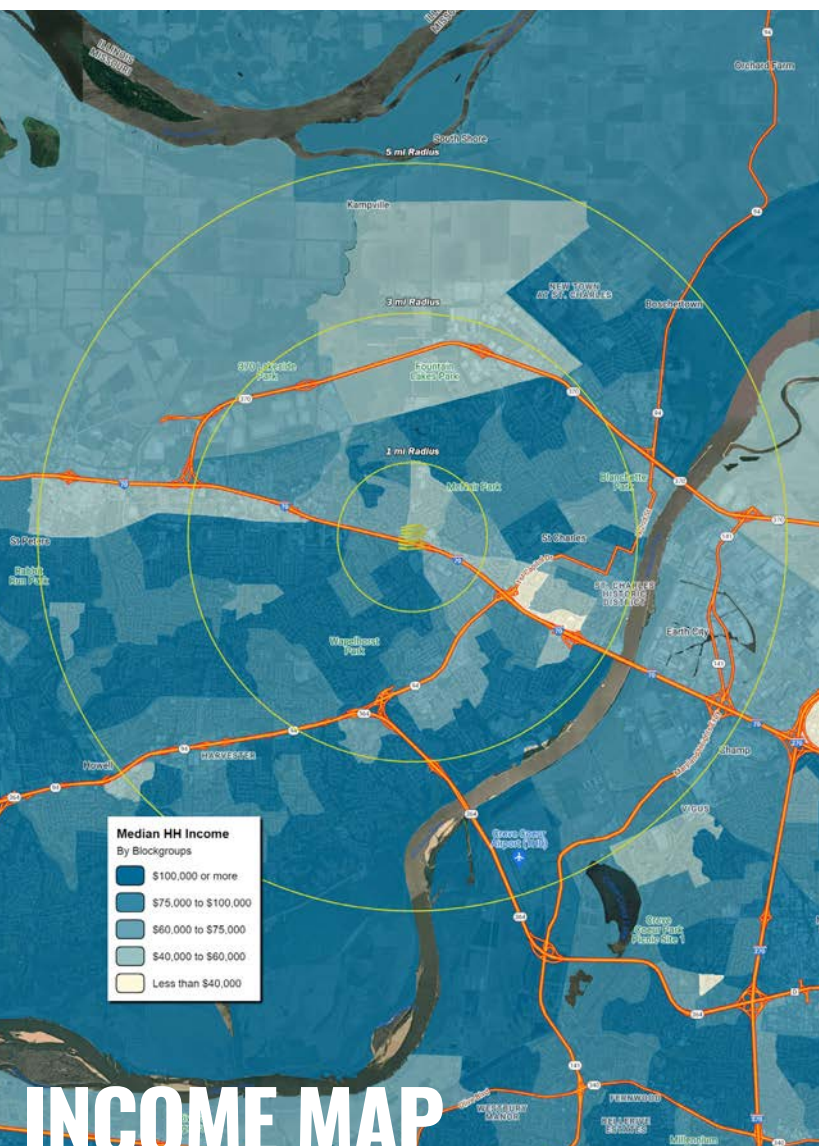
## NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

JOE LODES

314.818.1564 (OFFICE)  
314.852.8234 (MOBILE)  
Joe@LocationCRE.com



# INCOME MAP

### TRADE AREA OVERVIEW

ST. CHARLES IS A HISTORIC CITY LOCATED IN ST. CHARLES COUNTY, MISSOURI, 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. THE BRICK-PAVED STREETS OF NORTH MAIN STREET HOUSE A MIX OF UNIQUE SHOPS, OFFICES AND RESTAURANTS. LITTLE HILLS WINERY IS LOCATED IN THE HISTORIC DISTRICT AND HAS BEEN PRODUCING AWARD-WINNING WINES FOR OVER 20 YEARS.

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. OTHER MAJOR EMPLOYERS IN THE CITY INCLUDE THE ST. CHARLES COUNTY GOVERNMENT, THE FRANCIS HOWELL SCHOOL DISTRICT, BOEING'S ST. CHARLES-BASED DIVISION, COCA COLA ENTERPRISES, AND SYSCO. THROUGH THEIR MAJOR EMPLOYERS, SMALLER BUSINESSES IN ST. CHARLES HAVE ALSO BEEN ABLE TO THRIVE IN THE CURRENT ECONOMY. 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, WHICH FEATURES LIVE MUSIC, CARNIVAL RIDES, AND A FIREWORKS DISPLAY. OTHER POPULAR EVENTS INCLUDE THE FESTIVAL OF THE LITTLE HILLS, WHICH CELEBRATES THE CITY'S HISTORIC DISTRICT, AND THE CHRISTMAS TRADITIONS FESTIVAL, WHICH TAKES PLACE DURING THE HOLIDAY SEASON.

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.

ST. CHARLES IS KNOWN FOR ITS WARM WELCOME, UNIQUE HISTORICAL PERSPECTIVE AND BEAUTIFUL SITES. IT IS AN ATTRACTIVE SUBURBAN COMMUNITY WITH A DIVERSE ECONOMIC BASE REPRESENTED BY A MIXTURE IN INDUSTRIAL AND COMMERCIAL ENTERPRISES, SUPPORT SERVICES AND AN ESTABLISHED TOURIST INDUSTRY.

### DEMOGRAPHICS

|                      | 1 mile   | 3 miles  | 5 miles  |
|----------------------|----------|----------|----------|
| <b>POPULATION</b>    | 11,467   | 86,381   | 147,513  |
| <b>HOUSEHOLDS</b>    | 5,352    | 37,265   | 62,308   |
| <b>EMPLOYEES</b>     | 3,640    | 36,305   | 80,353   |
| <b>MED HH INCOME</b> | \$75,570 | \$93,815 | \$98,059 |

### AREA RETAIL | RESTAURANTS

**LOWE'S**

**petco**

**Schnucks**

**Walmart**

**sam's club.**

**Michaels**  
Where Creativity Happens™

**save a lot**

**Dierbergs**

**PETSMART**

**ALDI**

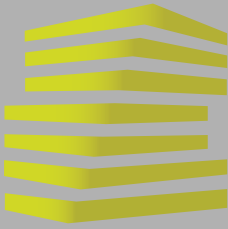
**REC HALL**  
— DRINKS & RECREATION —



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.





# 3010 WEST CLAY STREET

## ZOOM AERIAL + DETAILS

ALEX APTER

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

JOE LODES

314.818.1564 (OFFICE)  
314.852.8234 (MOBILE)  
Joe@LocationCRE.com



- 6,304 SF FREESTANDING RESTAURANT BUILDING ON 1.53 ACRES
- AVAILABLE FOR SALE OR LEASE
- EXCELLENT VISIBILITY TO ZUMBEHL RD AND I-70
- IDEAL LOCATION JUST NORTH OF I-70 IN ONE OF MISSOURI'S FASTEST GROWING AREAS WITH EXCELLENT CONSUMER TRAFFIC
- SURROUNDING RETAILERS INCLUDE LOWES, WALMART, SAM'S, DIERBERGS, AND SCHNUCKS
- CALL BROKER FOR PRICING



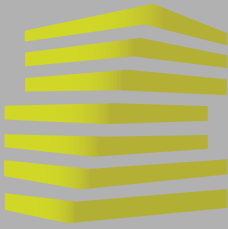
# LOCATION.

commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



# 3010 WEST CLAY STREET

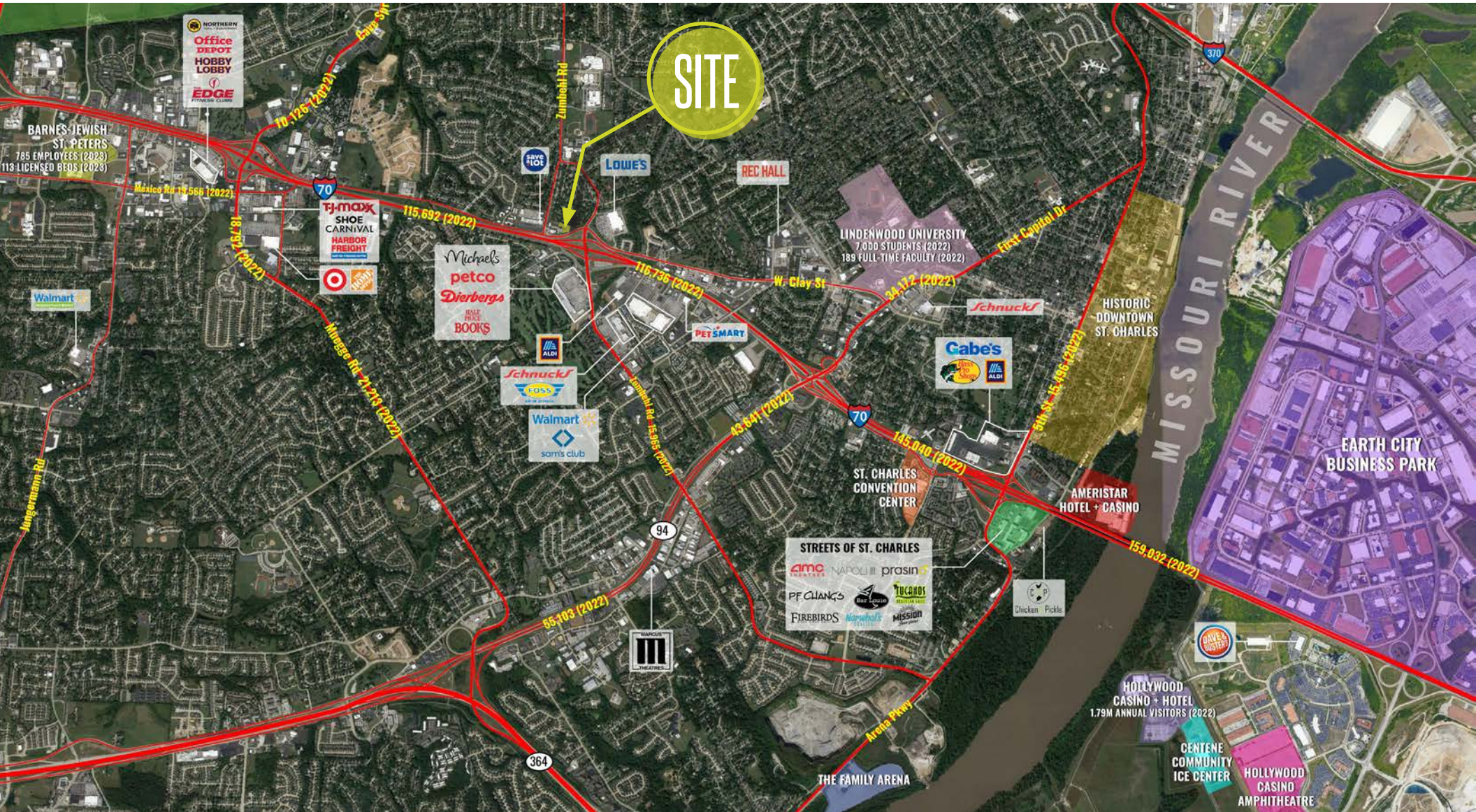
## MARKET AERIAL

ALEX APTER

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

JOE LODES

314.818.1564 (OFFICE)  
314.852.8234 (MOBILE)  
Joe@LocationCRE.com



# LOCATION.

commercial real estate

f @ in REALTY RESOURCES MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.