



**LOCATION.**  
commercial real estate



W. Clay St

Hawks Nest Dr

116,736 (2022)

Zumbehl Rd 15,965 (2022)

LOWE'S

PETSMART

FORMER  
OfficeMax

Walmart  
sam's club

ALDI

SITE

Schnucks  
FOSS  
SWIM SCHOOL

Michaels  
petco  
Dierbergs  
HALF PRICE BOOKS

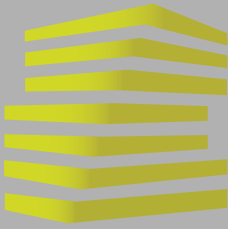
BOGEY HILLS  
COUNTRY CLUB

1920  
ZUMBEHL RD

FOSS SWIM SCHOOL SUBLEASE

ST. CHARLES, MO





# 1920 ZUMBEHL RD (FOSS SUBLEASE)

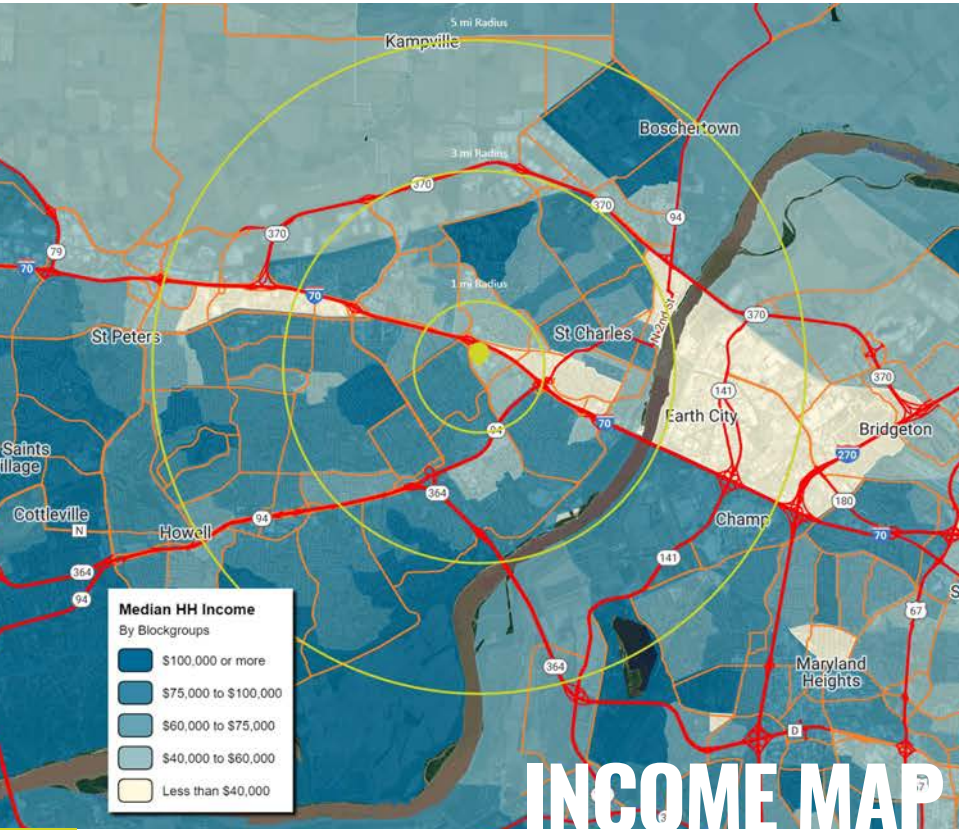
## NEIGHBORHOOD VIBE

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com

KEVIN SHAPIRO

314.818.1550 x 106 (OFFICE)  
314.283.4691 (MOBILE)  
Kevin@LocationCRE.com



Founded in 1769, St. Charles, Missouri, is the oldest city on the Missouri River and was the first state capital from 1821 to 1826. With over 65,000 residents, it is 2nd largest city in the county. In August of 2008, St. Charles won recognition in Money Magazine as being among the 100 Best Places to live in the nation.

In the past few decades, St. Charles County has been recognized as a leader in metro St. Louis and the Midwest for housing starts, job creation, transportation improvements and expanding community amenities as well as business and population growth. It has been the fastest growing county in the state since 1980. In the past six years, the city has witnessed over \$560 million of new development. The City of St. Charles is home to the regional offices of Coca Cola Enterprises, Sysco and American Freightways. St. Charles benefits from a regional labor pool of nearly 1.4 million educated and trainable workers. With a mean commuting time of just 21 minutes, St. Charles offers a reachable workforce within a 30 mile radius. Through their major employers, smaller businesses in St. Charles have also been able to thrive in the current economy.

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.

The St. Charles Historic District is a popular attraction for visitors and residents alike. 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. Little Hills is St. Charles' only wine-producing winery and the wine is bottled in man-made caverns that are over 150 years old.

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.

### ANNUAL DEMOGRAPHICS

#### POPULATION



1 MILE	3 MILES	5 MILES
15,145	91,399	152,175

#### HOUSEHOLDS

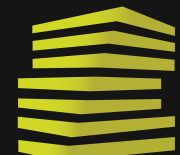


1 MILE	3 MILES	5 MILES
7,363	39,212	63,759

#### AVG HH INCOME



1 MILE	3 MILES	5 MILES
\$81,742	\$115,746	\$116,480

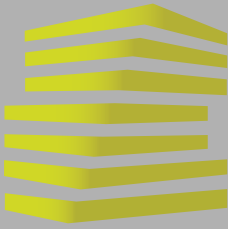


**LOCATION.**  
commercial real estate



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.



# 1920 ZUMBEHL RD (FOSS SUBLEASE)

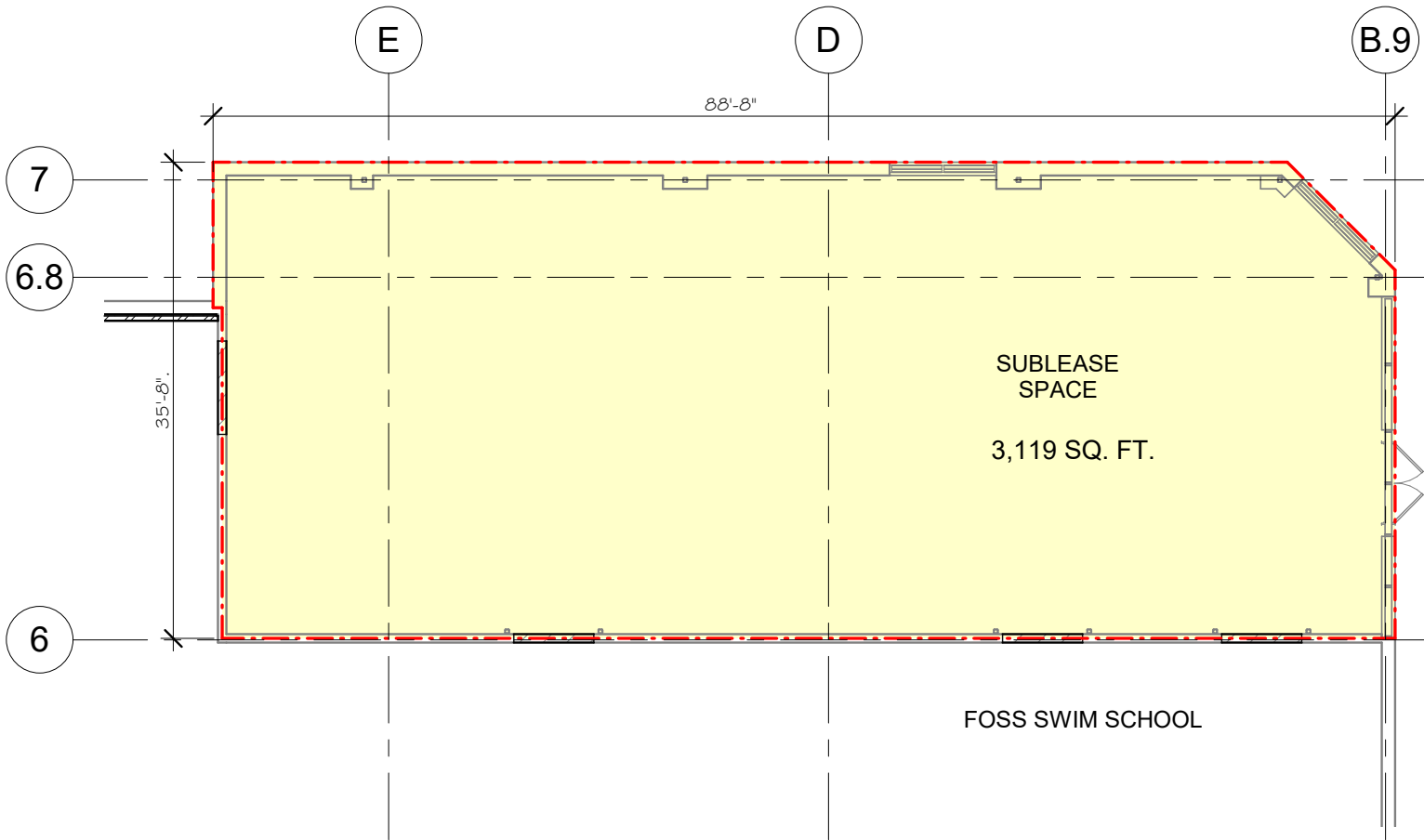
## FLOOR PLAN

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com

KEVIN SHAPIRO

314.818.1550 x 106 (OFFICE)  
314.283.4691 (MOBILE)  
Kevin@LocationCRE.com



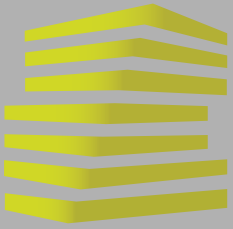
- **3,119 SF AVAILABLE FOR SUBLEASE**
- **119,682 SF NEIGHBORHOOD CENTER ANCHORED BY SCHNUCKS**
- **EXCELLENT DAILY TRAFFIC ALONG ZUMBEHL RD**
- **IDEAL LOCATION JUST SOUTH OF I-70 IN ONE OF MISSOURI'S FASTEST GROWING AREAS**
- **WELL ESTABLISHED SHOPPING CENTER IN A SUBURBAN AREA WITH EXCELLENT CONSUMER TRAFFIC**
- **CALL BROKER FOR PRICING**

**1 LEASE OUTLINE DRAWING**  
LOD 1 SCALE: 1" = 10'-0"

2022-04-15







# 1920 ZUMBEHL RD (FOSS SUBLEASE)

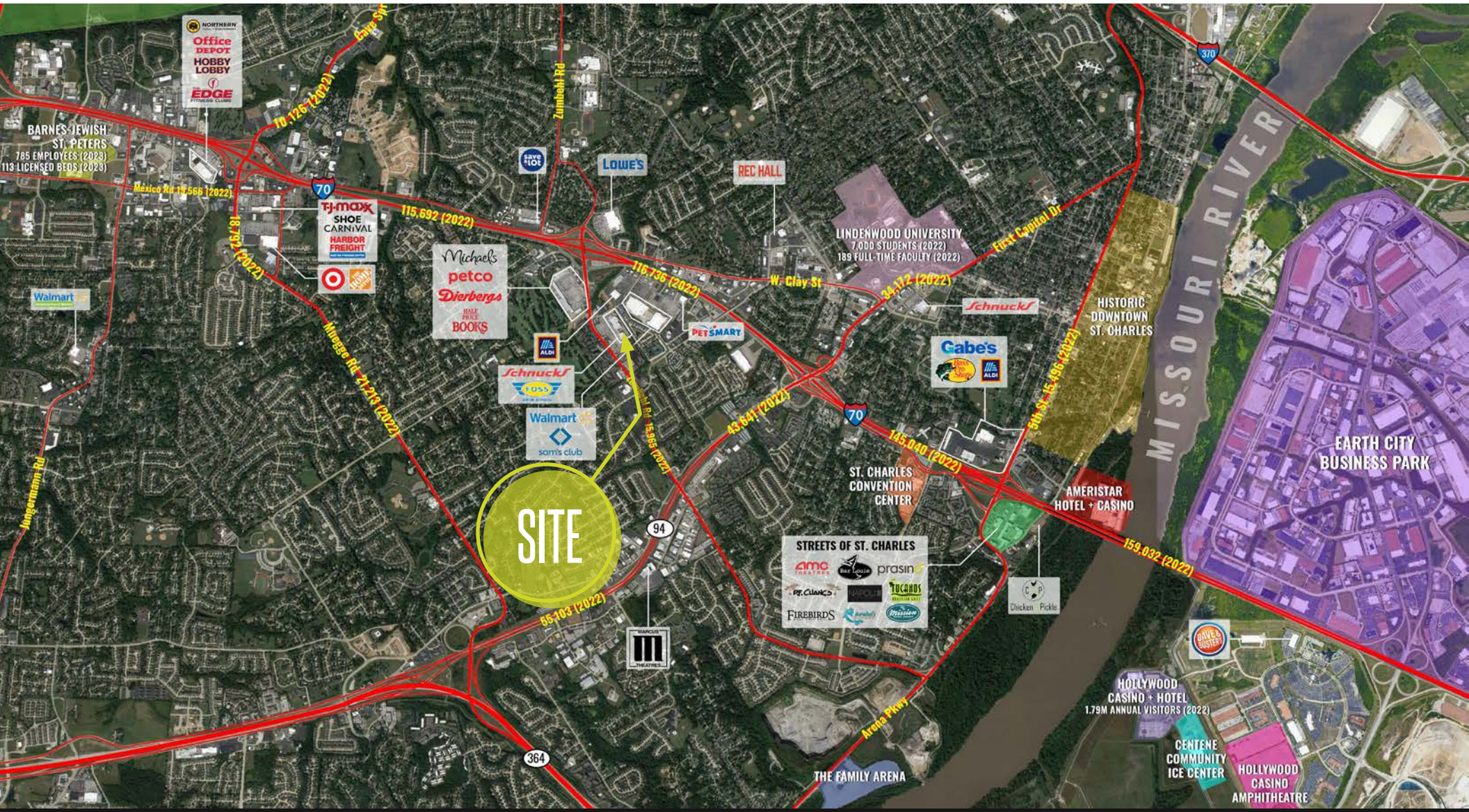
## MARKET AERIAL

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com

KEVIN SHAPIRO

314.818.1550 x 106 (OFFICE)  
314.283.4691 (MOBILE)  
Kevin@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.