

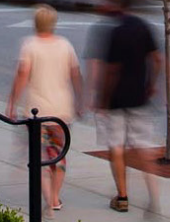
A VIBRANT LIVE|SHOP|WORK|PLAY DESTINATION ON 26 ACRES IN THE HEART OF ST. CHARLES



**LOCATION.**  
commercial real estate



**STREETS**  
ST. CHARLES



# STREETS OF ST. CHARLES

## ABOUT THE CENTER



1,063 - 9,000 SF AVAILABLE AT STREETS OF ST. CHARLES: A DIVERSE AND ENERGETIC MIXED-USE ENVIRONMENT WHERE PEOPLE CAN LIVE, WORK, SHOP, DINE AND PLAY. WITH BUSTLING ACTIVITY, ACTIVE NIGHTLIFE AND A DYNAMIC TENANT MIX, THE DEVELOPMENT INCLUDES OVER ONE MILLION SQUARE FEET OF SPACE IN A CONVENIENT AND DISTINCTIVE ENVIRONMENT UNLIKE ANYTHING IN THE GREATER ST. LOUIS MSA.

THE PROPERTY WAS ONCE HOME TO NOAH'S ARK RESTAURANT AND HOTEL. OPENING IN 1968, FAMILIES THROUGHOUT THE ST. LOUIS AREA FREQUENTED THE RESTAURANT THAT HAD LIFE SIZED ANIMAL SCULPTURES TO CELEBRATE SPECIAL OCCASIONS.

STREETS OF ST. CHARLES BOASTS NATIONAL TENANT NAMES SUCH AS AMC THEATRES, BAR LOUIE, FIRST WATCH, AND P.F. CHANG'S AMONG OTHERS. STREETS OF ST. CHARLES IS ALSO HOME TO THE AREA'S FIRST TRU BY HILTON HOTEL, TUCANOS BRAZILIAN GRILL, FIREBIRDS WOOD FIRED GRILL, AND PRASINO - ALL OF WHICH CHOSE STREETS OF ST. CHARLES FOR THEIR FIRST LOCATIONS IN MISSOURI.

TWO HOTELS ARE LOCATED AT THE DEVELOPMENT, INCLUDING DRURY PLAZA HOTEL AND TRU BY HILTON HOTEL, CATERING TO A MILLENNIAL AND CROSS-GENERATIONAL AUDIENCE. THE RESIDENCES OFFERS PREMIER LUXURY APARTMENT LIVING AT THE 309-UNIT COMPLEX LOCATED ABOVE STREET LEVEL RETAIL.

COMPLEMENTING THE FANTASTIC MIX OF TENANTS ARE YEAR-ROUND EVENTS TO ACTIVATE THE PROPERTY BY DRAWING CROWDS TO THE CENTER THROUGHOUT THE YEAR.

THE ST. CHARLES TROLLEY CONNECTS STREETS OF ST. CHARLES TO HISTORIC MAIN STREET AND THE CONVENTION CENTER, AS WELL AS SEVERAL OTHER HOTEL AND TOURIST STOPS THROUGHOUT THE CITY TO FACILITATE GETTING VISITORS TO AND FROM THE CENTER.



Google Maps



# STREETS OF ST. CHARLES

## NEIGHBORHOOD VIBE



	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>9,171</b>	<b>53,615</b>	<b>145,357</b>
<b>HOUSEHOLDS</b>	<b>4,331</b>	<b>23,458</b>	<b>62,792</b>
<b>EMPLOYEES</b>	<b>5,687</b>	<b>45,038</b>	<b>89,081</b>
<b>MED HH INCOME</b>	<b>\$77,617</b>	<b>\$86,356</b>	<b>\$96,840</b>



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.

# STREETS OF ST. CHARLES

## AREA EATS + HOT SPOTS



**AMC**  
THEATRES



Buff City Soap



**FIREBIRDS**  
WOOD FIRED GRILL



**FIVE GUYS**  
BURGERS and FRIES



**LOADED**  
ELEVATED NACHOS

MASSAGE LUXE

**MILAN**  
Laser Hair Removal



**MOD**  
ON TREND



*Narwhal's*  
CRAFTED

*the only*  
**facial**  
beautiful skin made simple



P.F. CHANG'S

prasin<sup>o</sup>



**THINK**  
**PINK**  
NAIL & SPA



**WASABI**  
SUSHI BAR

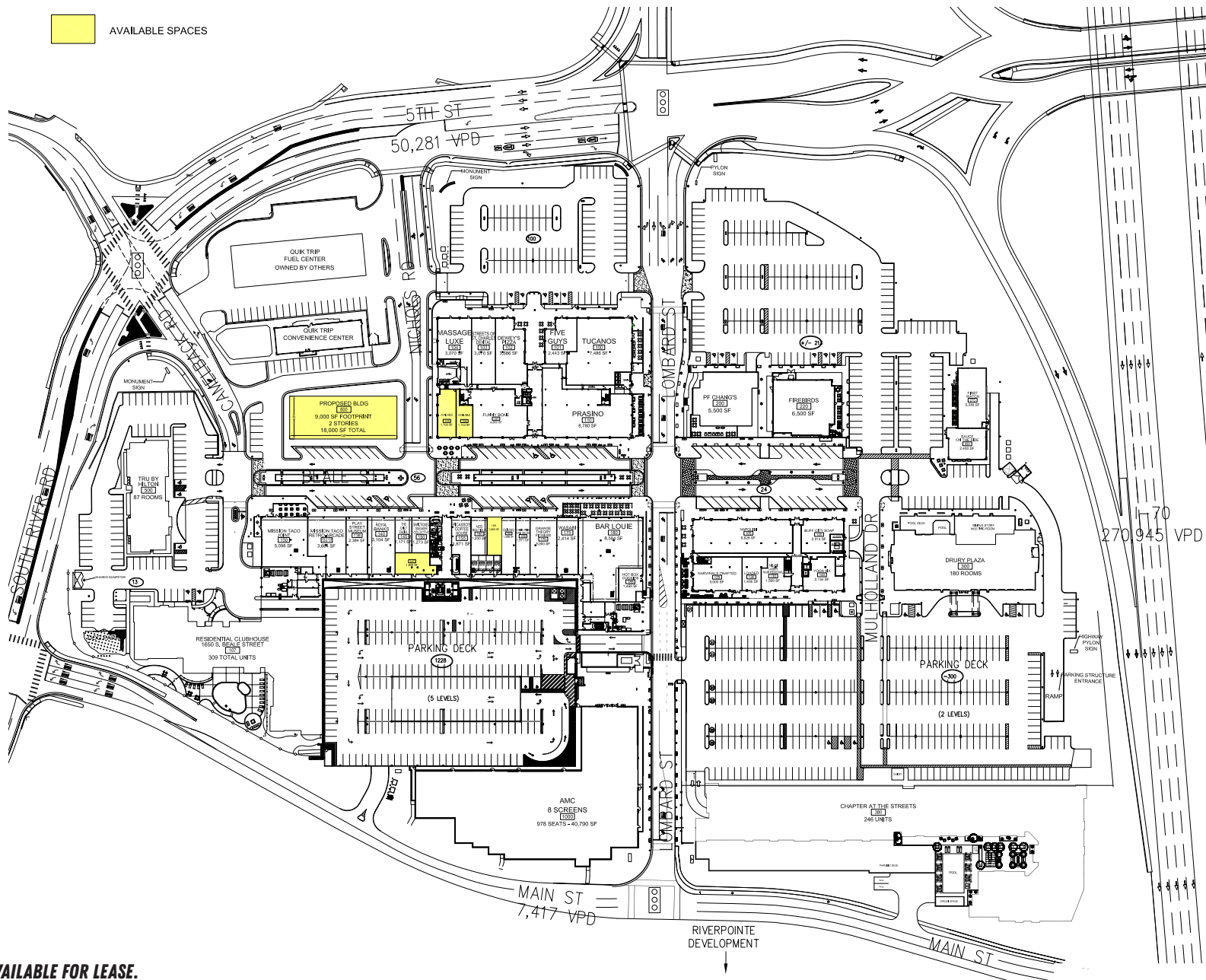
**y6**  
YOGASIX

# STREETS OF ST. CHARLES

## S I T E P L A N



AVAILABLE SPACES



**\* EXCLUSIVE REAL ESTATE AVAILABLE FOR LEASE.  
CURRENT TENANT IN SUITE 165 IS STILL OPERATING AND OPEN FOR BUSINESS; PLEASE DO NOT DISTURB TENANT.**

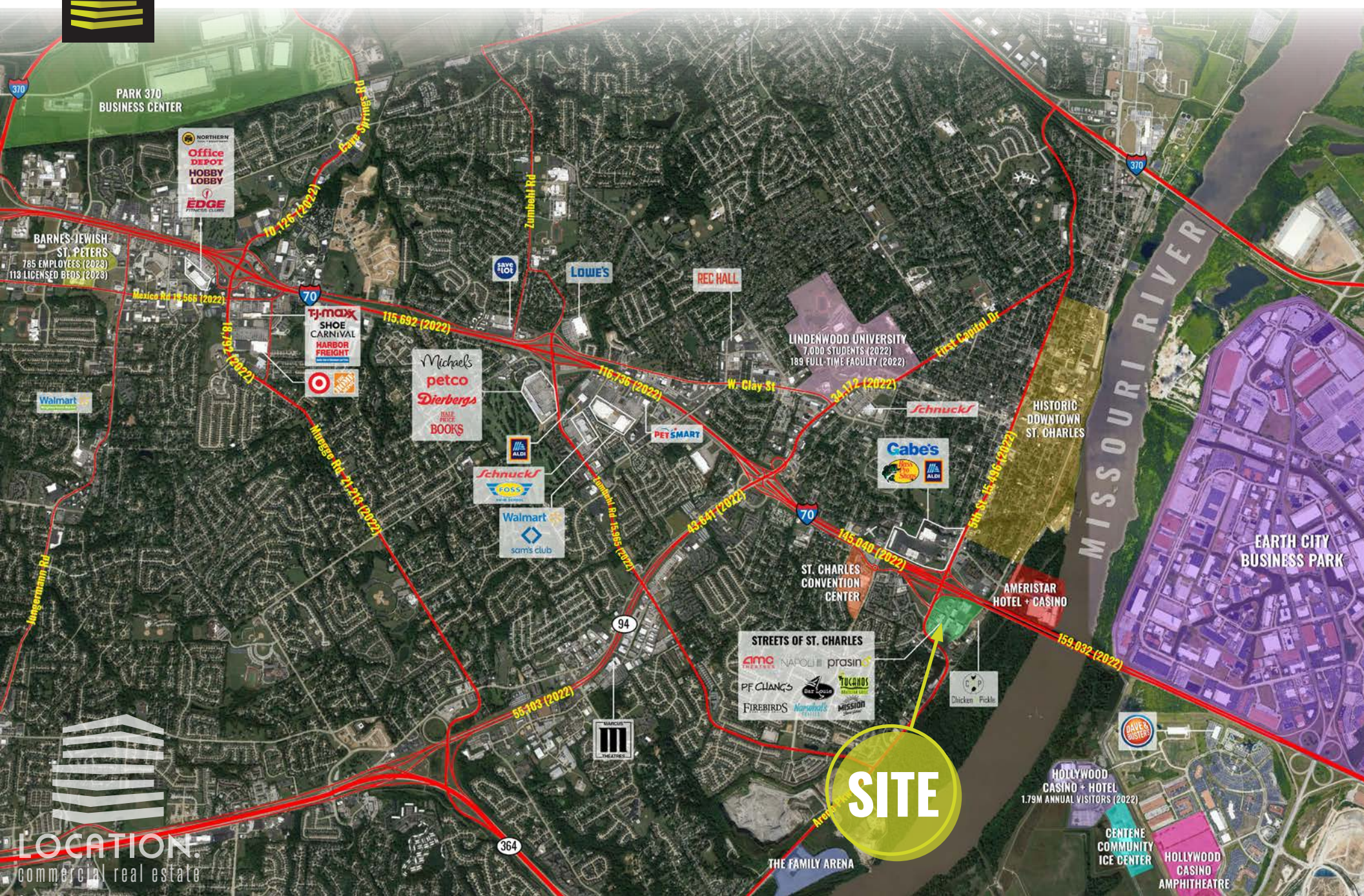
# STREETS OF ST. CHARLES

## C E N T E R P H O T O S



# STREETS OF ST. CHARLES

## MARKET AERIAL



**SITE**

**STREETS OF ST. CHARLES**  
 amc NAPOLI prasin  
 PF CHANGS TUCANOS  
 FIREBIRDS Mission

**LOCATION**  
 commercial real estate

**BARNES & NOBLE**  
 ST. PETERS  
 785 EMPLOYEES (2023)  
 113 LICENSED BEDS (2023)

**Office DEPOT**  
**HOBBY LOBBY**  
**EDGE**  
 FINANCIAL GROUP

**TJ-max**  
**SHOE CARNIVAL**  
**HARBOR FREIGHT**  
**Target**

**Michaels**  
**petco**  
**Dierbergs**  
 HALF PRICE BOOKS

**Schnucks**  
**FOSS**  
**Walmart**  
**sams club**

**ST. CHARLES CONVENTION CENTER**

**AMERISTAR HOTEL + CASINO**

**HOLLYWOOD CASINO + HOTEL**  
 1.79M ANNUAL VISITORS (2022)

**CENTENE COMMUNITY ICE CENTER**

**HOLLYWOOD CASINO AMPHITHEATRE**

**THE FAMILY ARENA**

**HISTORIC DOWNTOWN ST. CHARLES**

**EARTH CITY BUSINESS PARK**

**LINDENWOOD UNIVERSITY**  
 7,000 STUDENTS (2022)  
 189 FULL-TIME FACULTY (2022)

**PARK 370 BUSINESS CENTER**

370

70

70

94

364

370

370

Missouri Rd

18th St

12th St

11th St

10th St

9th St

8th St

7th St

6th St

5th St

4th St

3rd St

2nd St

1st St

0th St



# LOCATION.

commercial real estate

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