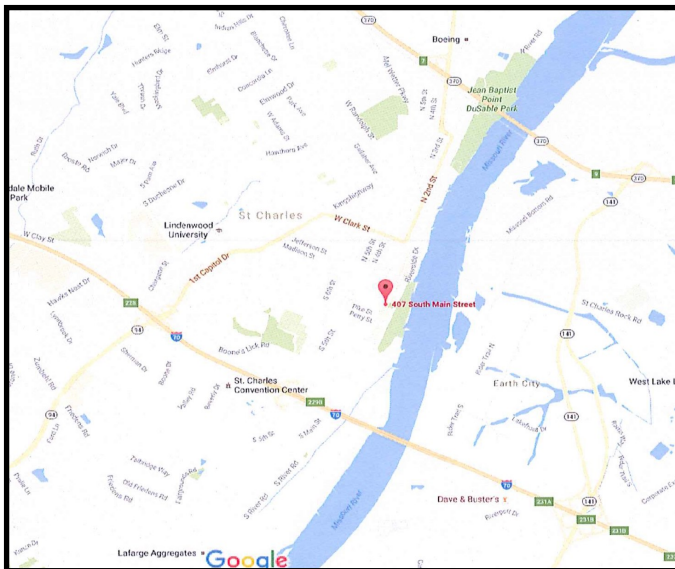


**407 S. Main St.
St. Charles, Mo 63301**



Property Highlights

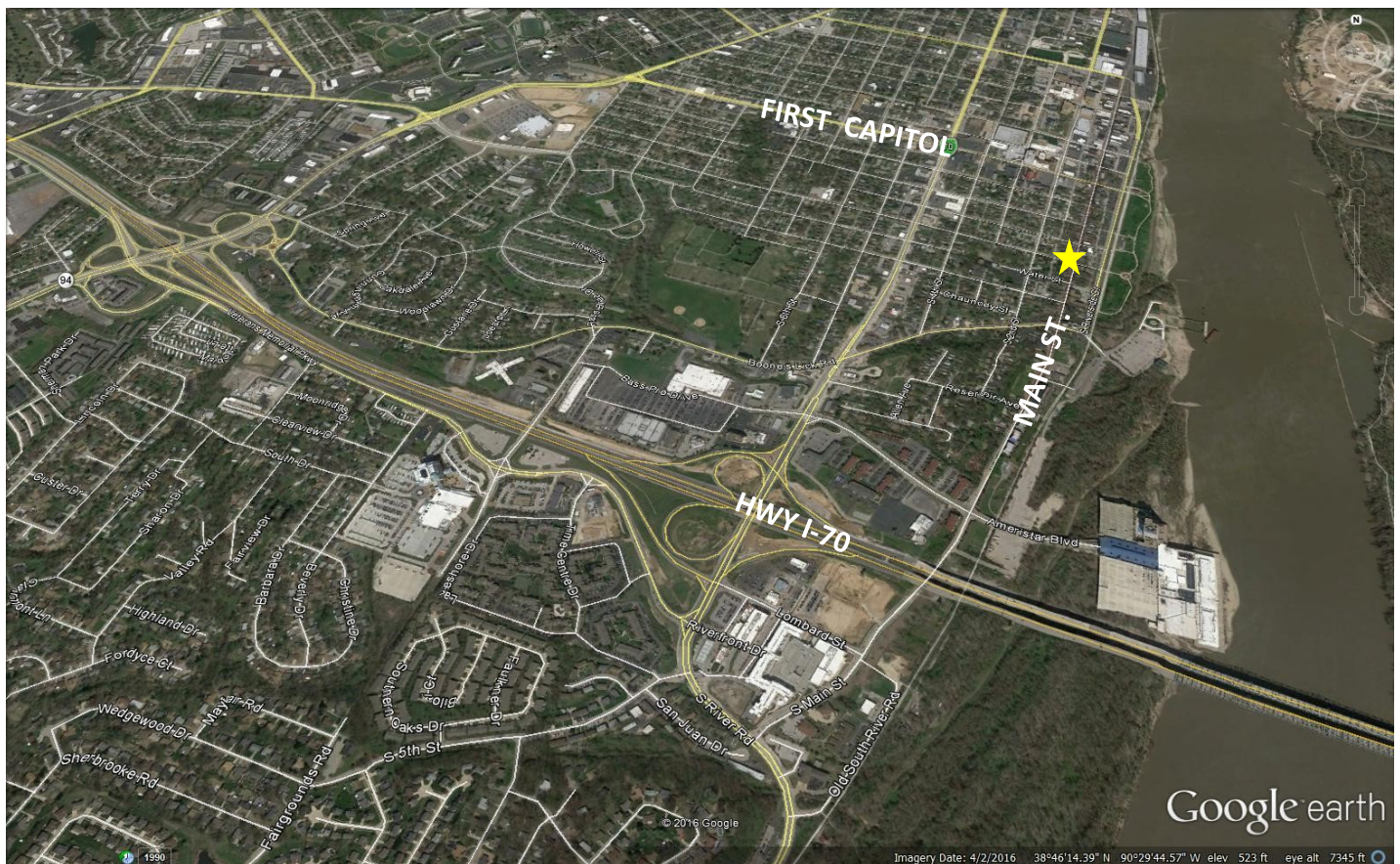
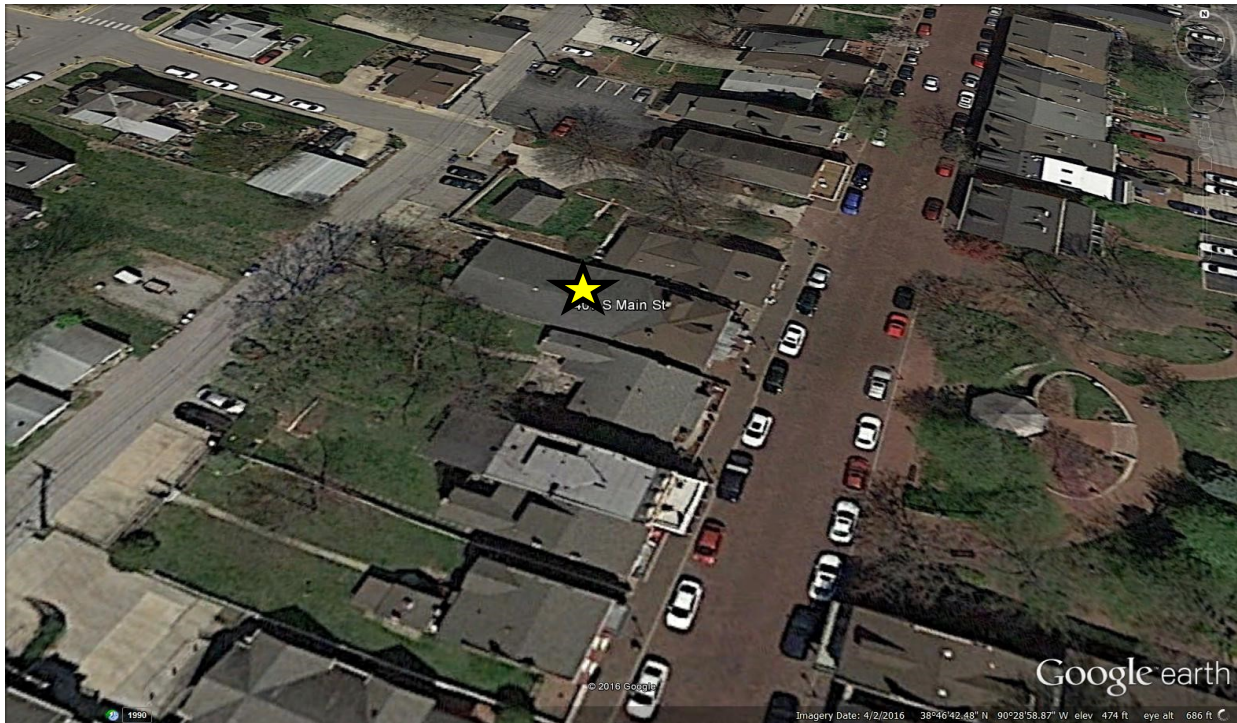
- ◆ 3351 Sq. Ft
- ◆ \$12.75/SF Modified Gross
- ◆ Great retail or office space on Historic Main Street
- ◆ High Traffic area attracts thousands annually
- ◆ Near restaurants, Katy Trail, Frontier Park & riverfront amenities
- ◆ Track lighting throughout & Natural light in front of space
- ◆ Restroom, kitchenette, finished attic & basement storage area
- ◆ Public restrooms, gazebo and park area are across the street
- ◆ 2 year lease preferred

Contact:

Nadine Boon
(cell) 314-608-9899 (o) 314-298-1234
nadine@thomrealty.com

Thomas Realty Group, LLC

FOR LEASE \$12.75 SF



The information contained herein has been obtained by the owner of the property or from other sources deemed to be reliable. However, Thomas Realty Group, LLC makes no representation or warranty with respect to such information or any environmental or other condition of the property. All interested parties are advised to confirm any pertinent information by its own independent investigation. All information contained herein is subject to change without notice.

Thomas Realty Group, LLC



Location and Municipality: 407 S. Main St. St. Charles, Mo 63301

Land Area & Dimensions: 40 x 148

Zoning: Improved Commercial

Year Built: 1803

Parcel I.D. No./ Account #	Taxes 2015
6-014A-B028-00-0010.0000000	\$6,954.00

Demographics: (According to STDB online)

////////////////////	1 Mile	3 Mile	5 Mile
MEDIAN AGE	32.9	37.1	39.3
POPULATION	7,133	51,530	126,070
AVERAGE INCOME	\$53,697	\$64,430	\$75,058

St. Charles County: 636-949-7900

City Hall: 636-949-3200

Ward 2: Tom Busselman 636-949-3231 tom.busselman@stcharlescitymo.gov

Economic Developer: David Leezer 636-949-3231 david.leezer@stcharlescitymo.gov

Public Works: Jerry Hurlbert 636-949-3237

Price: \$12.75 SF MG

Listing Agent: Nadine Boon nadine@thomrealty.com (O) 314-298-1234 © 314-608-9899