



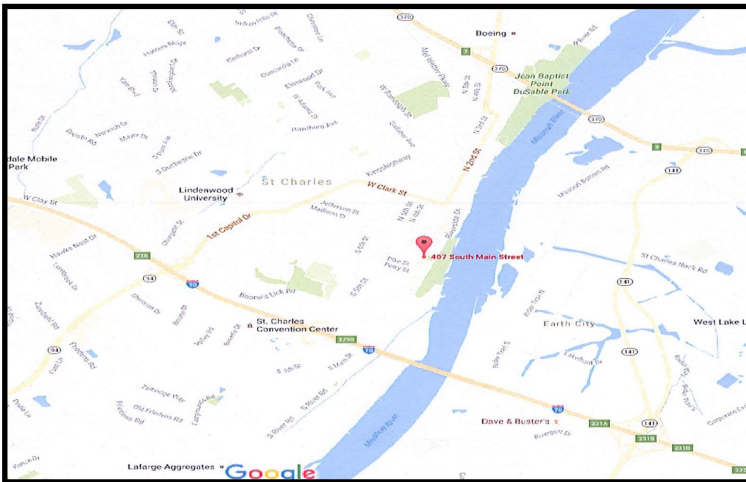
# THOMAS REALTY GROUP, LLC

**FOR LEASE**  
**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
- ◆ IDEAL: Retail shop - clothing, candy or toy store, Christmas shop



**Thomas Realty Group, LLC - Brokerage & Development**

**Nadine Boon Sales Associate**

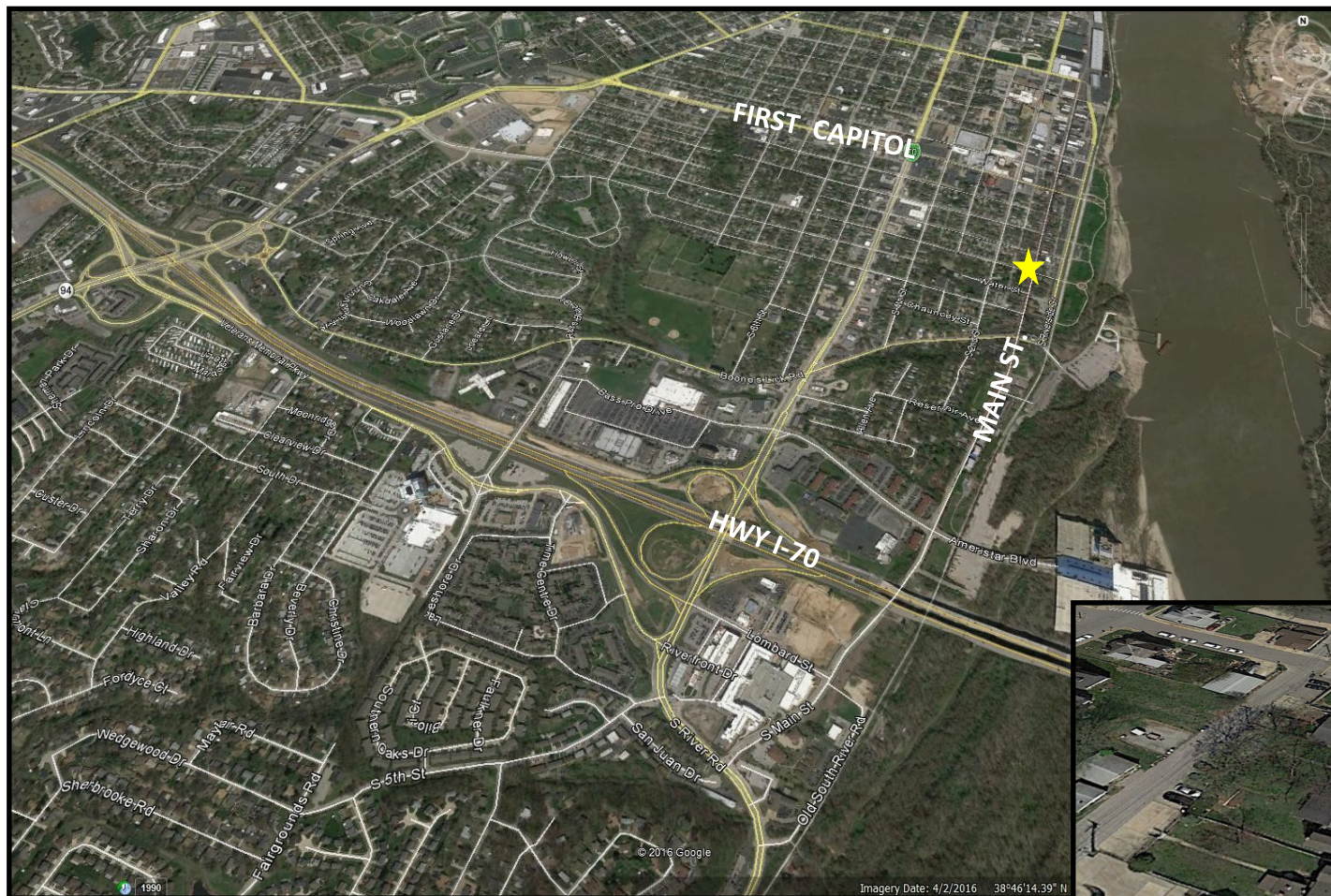
**nadine@thomrealty.com (cell) 314-608-9899 (o) 314-298-1234 300 S. Second St.-St. Charles, Mo 63301**

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.



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**St. Charles, MO 63301**

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

**Land Area & Dimensions:** 40 x 148

**Zoning:** Improved Commercial

| 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

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