

MARK TWAIN VILLAGE

RETAIL SPACE AVAILABLE AT CENTER AT THE FULL INTERSECTION
OF I-70 & FIFTH STREET IN ST. CHARLES, MISSOURI.

RECENT ADDITIONS:

5.11 

CLUB  FITNESS
(EXPANSION)

DULUTH
TRADING
CO.



L³ CORPORATION
COMMERCIAL REAL ESTATE

MARKET OVERVIEW



Founded in 1769, St. Charles, Missouri, is the third oldest city west of the Mississippi and was the first capital of Missouri. Located adjacent to the Missouri River, St. Charles is a city in and the county seat of St. Charles County, and with over 65,000 residents is the 2nd largest city in the county. In August 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. Some of the top employers in St. Charles City include Ameristar Casinos, Boeing, SSM St. Joseph Health Center, Bass Pro and Lindenwood University.



	1 MILE	3 MILES	5 MILES
POPULATION 	16,138	62,788	139,456
HOUSEHOLDS 	6,082	26,795	59,300
AVG HH INCOME 	\$63,959	\$77,116	\$87,280



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211 N. LINDBERGH BLVD . SUITE 150
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET

PLEASE CONTACT: **L³ CORPORATION**

KEVIN SHAPIRO

314.282.9831 (DIRECT)

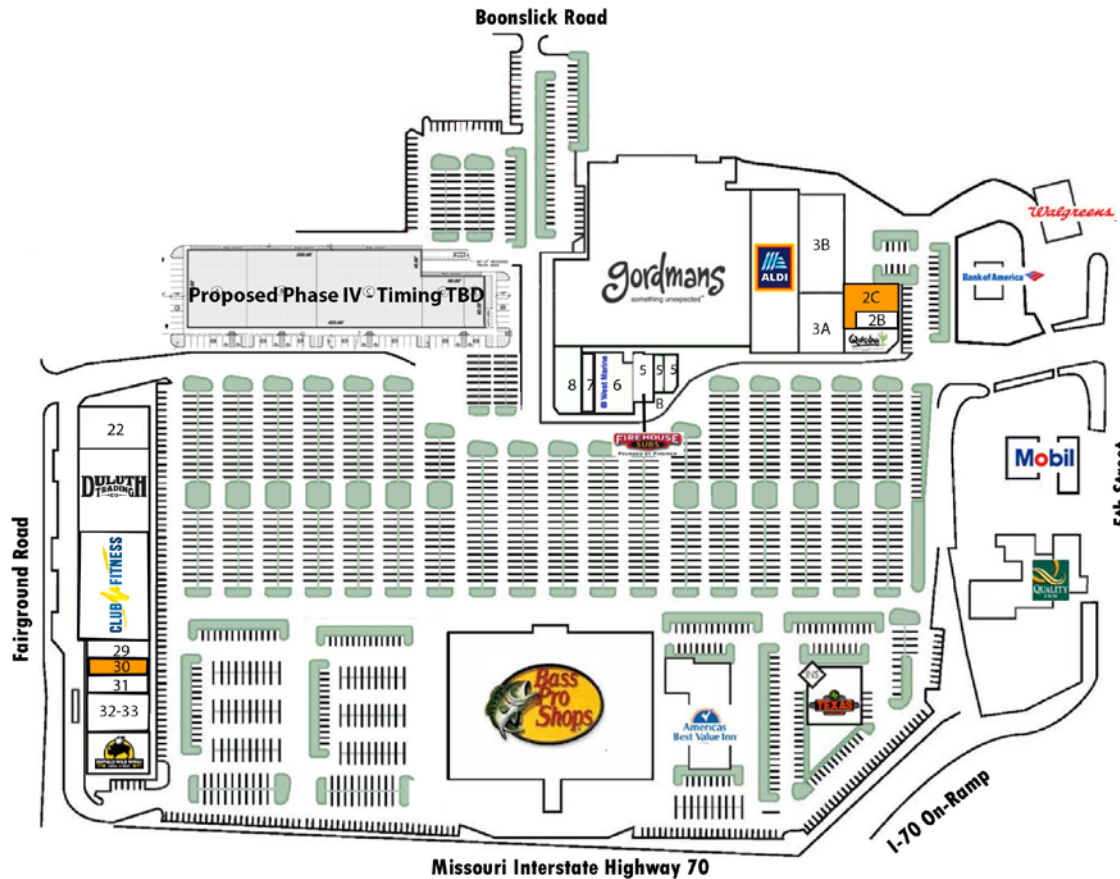
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The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. 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.

S I T E P L A N



Suite	Tenant	SF
1	Bass Pro Shop	88,055
2A	Qdoba	2,417
2B	Beef Jerky Outlet	1,455
2C	AVAILABLE	4,000
3A	China House	5,815
3B	Bass Pro Shop	10,176
4	ALDI	19,209
5A	Great Clips	1,150
5B	Brown & Crouppen	1,122
5C	Firehouse Subs	2,180
6	West Marine	5,000
7	Sprint	2,130
8	Appliance Discounters	4,094
14	Gordmans	76,441
22	Dungarees	7,101
23	Duluth Trading Company	12,960
24	Club Fitness	18,915
29	Bellacino's	3,000
30	AVAILABLE	1,915
31	First to the Finish	2,988
32-33	5.11 Tactical	5,980
34	Buffalo Wild Wings	6,000

- LOCATED AT THE FULL INTERSECTION OF INTERSTATE 70 AND FIFTH STREET IN ST. CHARLES, MO.
- ANCHORED BY BASS PRO SHOPS, DULUTH TRADING COMPANY, GORDMANS, ALDI, WALGREENS AND CLUB FITNESS.
- RESTAURANTS WITHIN THE SHOPPING CENTER INCLUDE TEXAS ROADHOUSE, QDOBA, BUFFALO WILD WINGS, CHINA HOUSE BUFFET AND BELLACINO'S.
- EXCELLENT VISIBILITY AND ACCESS FROM INTERSTATE 70 WHICH HAS 143,056 CARS PER DAY. FIFTH STREET HAS 29,921 CARS PER DAY.
- WITHIN ONE MILE OF AMERISTAR CASINO AND HOTEL, ST. CHARLES CONVENTION CENTER AND DOWNTOWN ST. CHARLES.



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P H O T O S



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A E R I A L



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