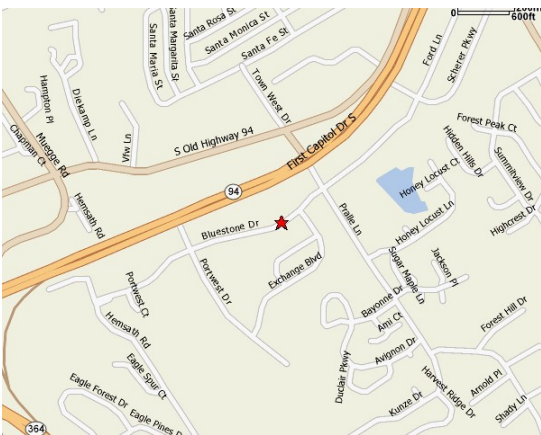


BECKERLE

Preferred Properties

Commercial Real Estate

2085 Bluestone Dr., St. Charles



FOR LEASE

2085 Bluestone Drive, St. Charles Missouri
Excellent visibility with Highway 94 frontage!

Details:

- 1250 & 2560 square feet available
- Parking ratio 4.2/1000
- Tremendous traffic counts
- Surrounded by commercial buildings, retail and restaurants
- Ideal location with very easy access from Highway 94, 364 and Interstate 70
- Easy commute to Lambert St. Louis International Airport

Lease rate:

- Beginning at \$13.50 Modified Gross

Beckerle Preferred Properties
2260 Bluestone Drive
St. Charles, Missouri 63303

Office: (636) 940-2260
Fax: (636) 940-2272
www.beckerleproperties.com

CONTACT:

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Cell (636) 579-0596
GregBeckerle@gmail.com

Demographics:

Description	0.00 - 1.00 miles Radius %	0.00 - 3.00 miles Radius %	0.00 - 5.00 miles Radius %
Population			
2012 Projection	10,064	77,220	160,570
2007 Estimate	9,299	74,186	155,425
2000 Census	8,259	71,052	150,045
1990 Census	5,971	61,052	134,375
Growth 1990 - 2000	38.32%	16.38%	11.66%

Aerial View:

Indicating easily accessible location

