

FOR LEASE- BUILD TO SUIT

2227 First Capitol Drive
St. Charles, Missouri 63301

FOR LEASE:

Lloyd Jones
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Available:

- ▶ 3,500+/- SF Free Standing Building- Build to Suit

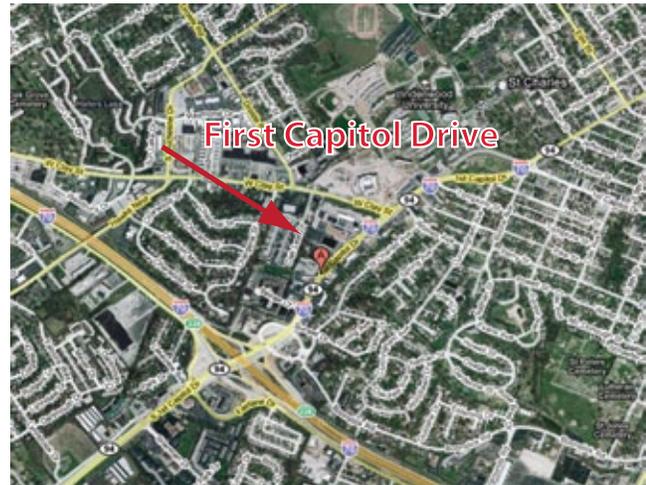
Specifications

Zoning: C-3 Commercial
Traffic Count: 29,252 VPD

Retailers within 1 mile include:

Features:

- ▶ Excellent Visibility (Hwy 94/First Capitol Dr.) & High Traffic Volume
- ▶ Close access to Highway 70
- ▶ Growing Community
- ▶



Demographics	1 mile	3 mile	5 mile
Total Population	16,445	71,119	123,588
Households	5,947	29,267	50,268
Median Household Income	\$45,565	\$53,230	\$59,980



RL Jones Properties

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