



## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

9,806 | 56,070 | 135,488



### Daytime Population

14,055 | 62,039 | 116,447



### Median Household Income

\$67,794 | \$84,663 | \$94,271



# FOR LEASE

1016 South 5th Street | St. Charles, Missouri 63301

3,448 SF on 0.63 Acre | Call for Details

## PROPERTY DETAILS

Free-standing building with drive-thru

Pylon signage

Less than one mile from Interstate 70

Close proximity to downtown St. Charles  
and Lindenwood University

South 5th Street - 16,146 VPD

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



UPDATED 11/08/2024

**ST CHARLES WEST HIGH SCHOOL**  
662 students

**DUSCHESNE HIGH SCHOOL**  
248 students

**ST CHARLES HIGH SCHOOL**  
784 students

**LINDENWOOD UNIVERSITY**  
7,272 students

**FRANCIS HOWELL NORTH HIGH SCHOOL**  
1,670 students

**LUTHERAN HIGH SCHOOL ST CHARLES**  
460 students

**FT ZUMWALT EAST HIGH SCHOOL**  
1,258 students

**BOGEY HILLS GOLF CLUB**

**WAPELHORST PARK**

**LAUREL PARK**

**BLANCHETTE PARK**

**MISSOURI RIVER**

**MISSISSIPPI RIVER**

**Highway 70**

**Highway 94**

**Highway 364**

**N Service Rd**

**N Outer Rd**

**N 2nd St**

**N 3rd St**

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