



## 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

9,826 | 85,604 | 159,202



### Daytime Population

6,177 | 47,597 | 124,756



### Median Household Income

\$100,445 | \$98,750 | \$98,554



## RETAIL FOR LEASE

2301 Old Highway 94 | St. Charles, Missouri 63303

1,530 SF | Call for Details

### PROPERTY DETAILS

Centrally located at the new full intersection of Hwy 364 & Hwy 94

Endcap space available

Restaurant or retail

Hard corner

Muegge Road - 18,871 VPD

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[PACEPROPERTIES.COM](http://PACEPROPERTIES.COM) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.



# Trade Area Aerial



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# Site Plan



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