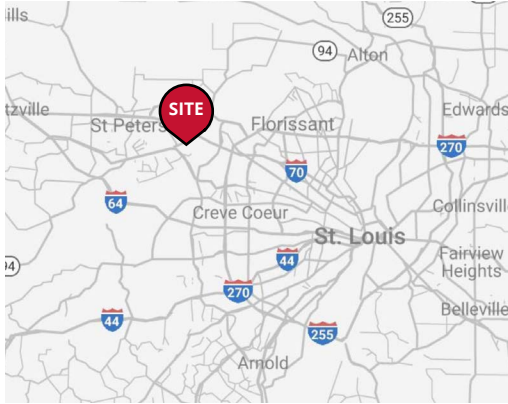


*Existing restaurant space
with patio available!*



2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

14,908 | 81,918 | 152,704



Daytime Population

97,639 | 62,482 | 128,175



Median Household Income

\$88,217 | \$91,792 | \$93,479

RESTAURANT FOR LEASE

Country Club Place

1620 Country Club Plaza Drive | St. Charles, Missouri 63303

6,252 SF | Lease Rate: Call for Details

Triple Nets: \$4.28/SF (2024 estimate)

PROPERTY DETAILS

Existing restaurant buildout in place - FF&E included

Excellent visibility from Highway 94

Strong residential density and daytime population

Large pylon signage available

Signalized access & ample parking

Highway 94 - 43,296 VPD

John Shuff

314.785.7630

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Mike Sweargin

314.785.7635

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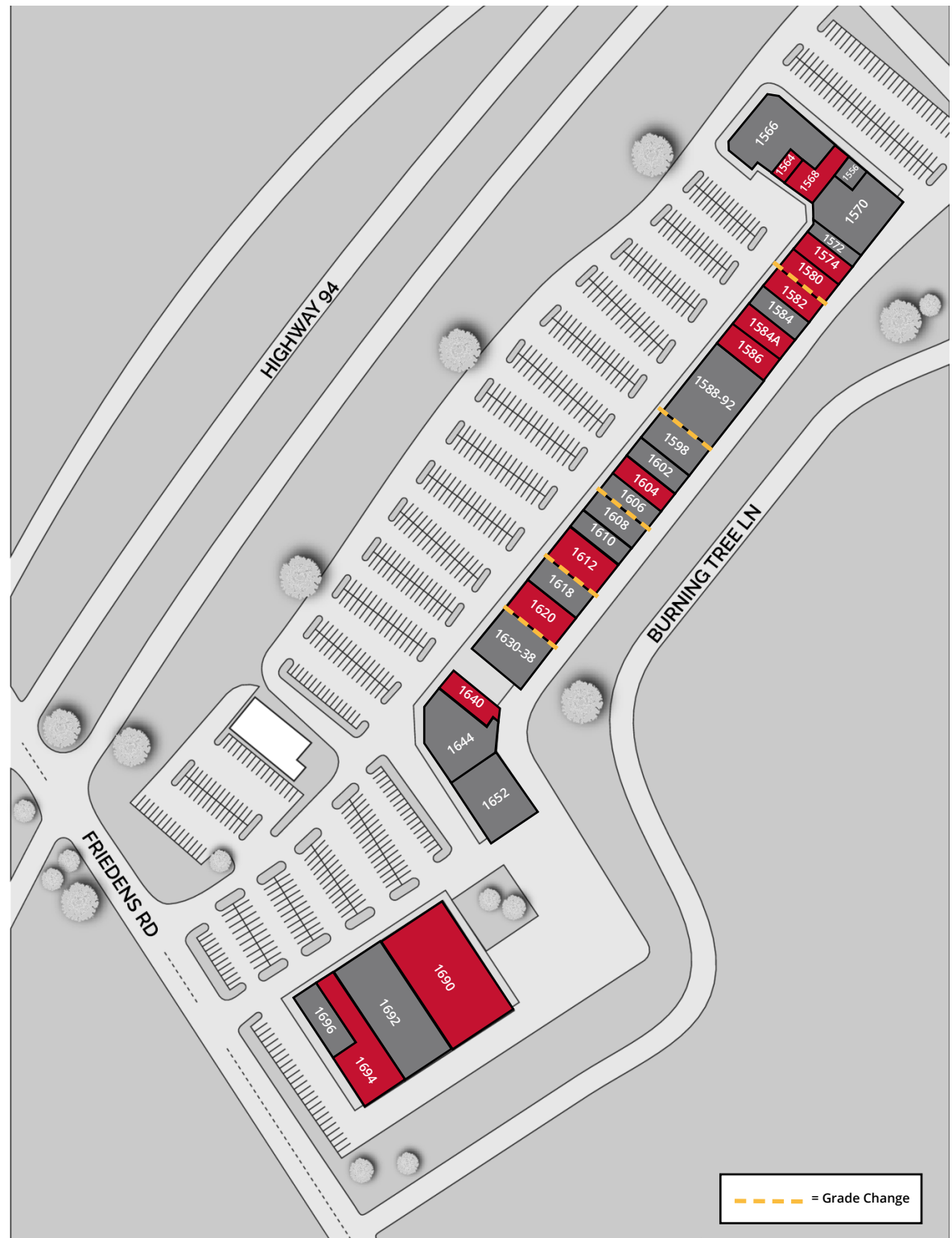
PACEPROPERTIES.COM | 314.968.9898

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.

Site Plan

Space	Status	SF
1556	Elizabeth Moody	1,199
1564	AVAILABLE	605
1566	Gingham's	9,022
1568	AVAILABLE	3,375
1570	SSM Day Institute	5,025
1572	SSM Rehab	1,412
1574	AVAILABLE	2,800
1580	AVAILABLE	2,800
1582	AVAILABLE	1,400
1584	H&R Block	1,250
1584A	AVAILABLE	900
1586	AVAILABLE	1,960
1588-92	Burn Boot Camp	5,500
1598	McAlister's Deli	4,200
1602	Lendmark	1,400
1604	AVAILABLE	1,400
1606	Top Nails	1,400
1608	Pizza Hut	1,400
1610	Yummy House	1,400
1612	AVAILABLE	4,200
1618	STL Cabinetry	2,050
1620	AVAILABLE	6,252
1636	Hot Shots	7,070
1640	AVAILABLE	3,166
1644	El Rancho Nuevo	5,763
1652	Dobbs Tire & Auto Center	6,300
1690	AVAILABLE	18,895
1692	Dollar General	10,000
1694	AVAILABLE	9,570
1696	Jimmy John's	1,535



Trade Area Aerial





