

FOR LEASE

# FIRST CAPITOL BUSINESS CENTER

2265-2299 FIRST CAPITOL DRIVE  
ST. CHARLES, MO 63301



### FEATURING:

- Retail/Office space
- Exposure to Highway 70 and Highway 94
- Minutes from historic Downtown St. Charles, Lindenwood University, shopping and dining
- Competitive lease rates
- Great location for tax preparer, accountant, attorney, specialty store and much more.

**ZONED C-3**

### AVAILABILITY

800 - 1,600 SQUARE FEET

### 2015 DEMOGRAPHICS

|                          | <u>1 mile</u> | <u>3 mile</u> | <u>5 mile</u> |
|--------------------------|---------------|---------------|---------------|
| AVERAGE HOUSEHOLD INCOME | \$47,174      | \$55,331      | \$57,899      |
| 2015 POPULATION          | 22,947        | 82,622        | 143,817       |



636-946-0761

[www.corporategrp.com](http://www.corporategrp.com)

Commercial/Residential Real Estate \* Leasing  
Sales \* Tenant Rep \* Management \* Development  
2500 S Old Hwy 94, Suite 200, St. Charles MO 63303

Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Seller, Agents and Broker make NO representation as to the conditions of the property and recommend that the purchaser investigate fully. If your property is listed with another Broker this is not a solicitation for that business.