

FOR LEASE

# HEMSATH BUSINESS CENTER

2350-2430 HWY 94 SOUTH OUTER RD  
ST. CHARLES, MO 63303



### FEATURING:

- Ample Parking
- Competitive Lease Rates
- Near intersection of Hwy 94 and Hwy 364
- Minutes from shopping, restaurants and other amenities

**ZONED C-2**

### AVAILABILITY:

Retail/Professional Office Space

### DEMOGRAPHICS:

	<u>1 mile</u>	<u>3mile</u>	<u>5 mile</u>
AVERAGE HOUSEHOLD INCOME	\$86,212	\$77,160	\$79,579
POPULATION	10,169	81,596	155,064



**Kim York & Austin Andrews**

**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

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