

FOR LEASE

THE PLAZA AT 94

4107-4123 OLD HIGHWAY 94 SOUTH
ST. CHARLES, MO 63304



Featuring:

- Excellent Exposure to Hwy 94/364
- Convenient location to Hwy 94, Hwy 364, access into St. Louis /141 extension
- Ideal for an IT company, chiropractor, physical therapist, hair salon, nail salon, dentist, eye doctor, insurance agency
- Competitive Lease Rates

ZONED C-3

TRAFFIC COUNT

ON HIGHWAY 94

40,669

VEHICLES PER DAY

DEMOGRAPHICS

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
AVERAGE HOUSEHOLD INCOME	\$78,533	\$89,624	\$87,841
POPULATION	12,972	87,147	155,218



636-946-0761

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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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