

For Lease

Retail Space

Elm Street III
3827 Elm St.
St. Charles, MO 63301



- 1,300 SF for **Available Now** for Lease, \$15.00 PSF, NNN
- 2,275 SF Available 02/28/25, End-cap Restaurant/Bar with outside patio, \$17.00 PSF, NNN
- Local Businesses Include; Arby's, Sugarfire, McDonald's, Imo's, Craftsman, Dollar Tree, Sonic, Old Towne Produce, Circle K, Phillips 66, A&W, Subway, Llyod Industries, Craven Performance, Holiday Inn Express, True Manufacturing, Goedekers, Curves, Jimmy Johns, Southern Tire Mart, Ample Storage, Cintas, and many more!
- Five (5) New Home Developments near this Retail Center
- Close proximity to Premier 370, New Town, and Hwy. 370
- High-traffic location with Hwy. 370 Visibility
- Ample Parking



Danny Wapelhorst

Vice President

Phone: (636) 970-0330

dannyw@cissellmueller.com

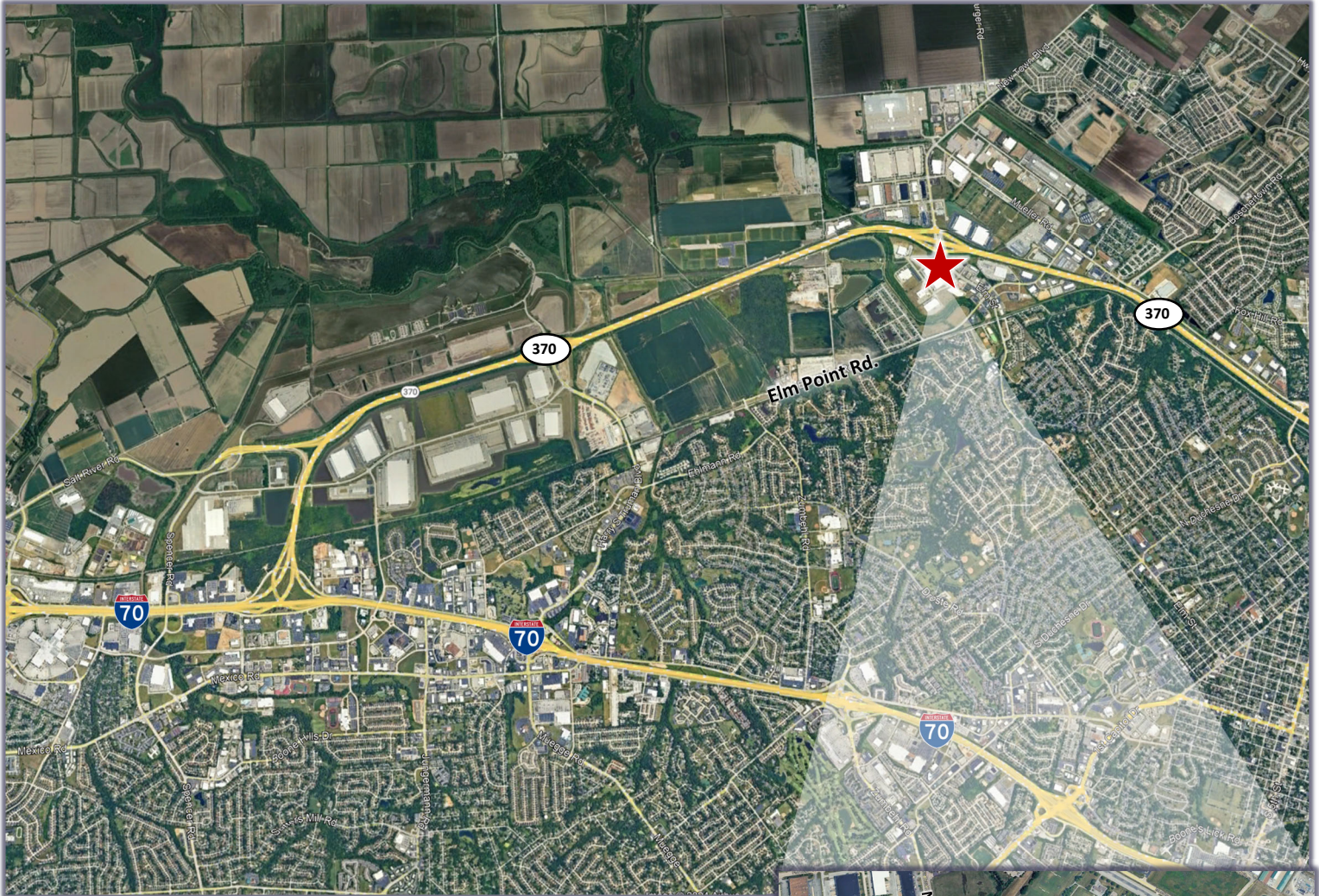


CISSELL MUELLER
COMPANY, L.L.C

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Traffic

| Collection Street | Cross Street | Traffic Volume |
|---------------------------|----------------------------|----------------|
| Elm Street | Millstone Corp Dr NW | 10,619 |
| Millstone Corporate Drive | Millstone Corp Dr N | 1,196 |
| Millstone Corporate Drive | Millstone Corp Dr NW | 1,132 |
| 12333 | Elm St SW | 28,500 |
| Elm Point Industrial Dr | Elm St SW | 27,969 |
| 10183 | Millstone Corp Dr SE | 19,625 |
| Elm St | Millstone Corp Dr SE | 15,213 |
| Elm Street | Millstone Corp Dr SE | 9,715 |
| State Hwy 370 | Elm Point Industrial Dr SE | 53,270 |
| 11314 | Elm Point Industrial Dr SE | 53,171 |

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