

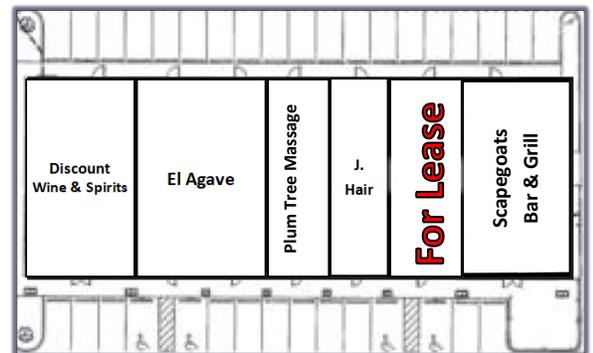
# For Lease

Former Restaurant Space

Elm Street III  
3821 Elm St.  
St. Charles, MO 63301



- 1,625 SF **Available Now** for Lease, \$15.00 PSF, NNN
- 1,625 SF Former Restaurant comes with hood, grease trap, and gas/plumbing lines are in place
- 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

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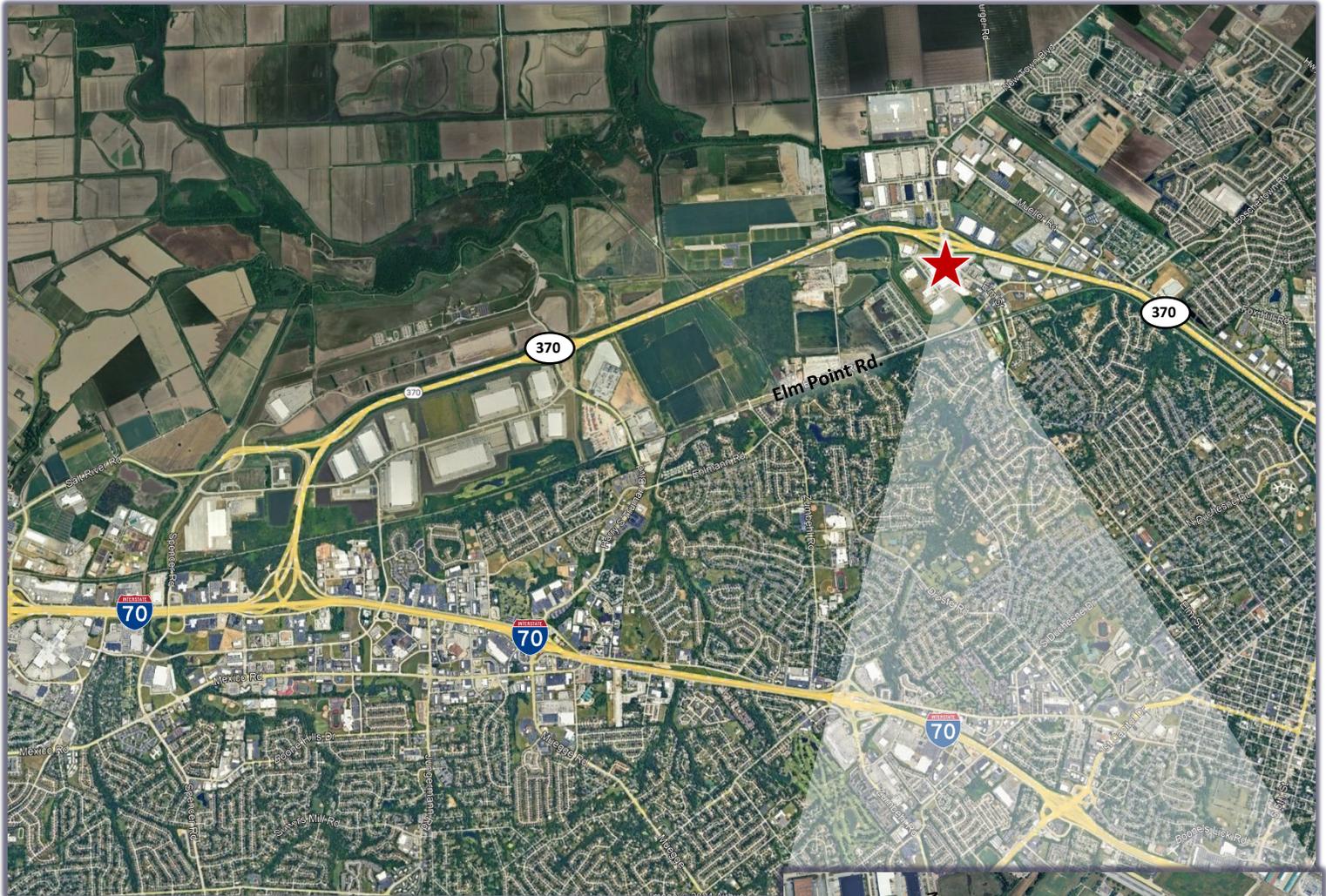


**CISSELL MUELLER**  
COMPANY, L.L.C

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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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