



**CAMPUS PLAZA
RETAIL CENTER**

SCAN HERE!



MARK CLARKSON

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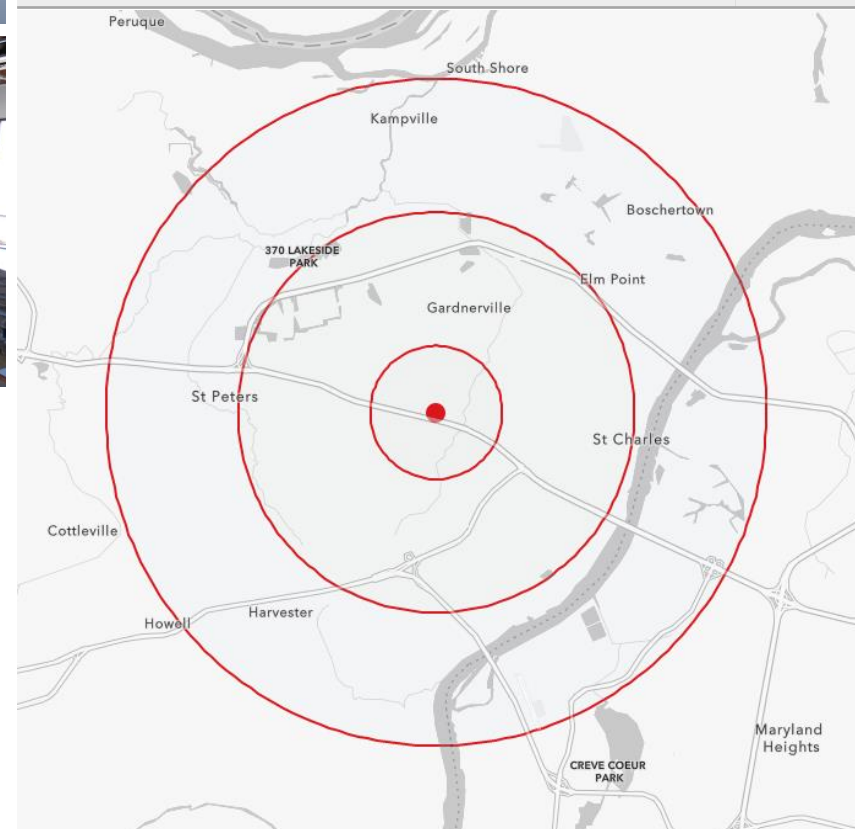
**2040-2052 CAMPUS DRIVE
ST. CHARLES, MO 63301
806-2,400 S.F. | \$12.00/S.F. N.N.N.**

PROPERTY INFORMATION



- **VERSATILE FLOOR PLANS**
- **33 PARKING SPACES (5.20/1,000 S.F. PARKING RATIO)**
- **BUILDING BUILT IN 1975 BUT WAS EXTENSIVELY RENOVATED IN 2018-2019**
 - **NEW ROOF**
 - **EXTERIOR**
 - **PARKING LOT**
- **ZONED AB-2**
- **HIGHLY VISIBLE FROM INTERSTATE-70 AND ZUMBEHL ROAD**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,435	86,695	150,619
HOUSEHOLDS	5,377	36,852	62,706
AVERAGE HH INCOME	\$85,127	\$103,691	\$106,894



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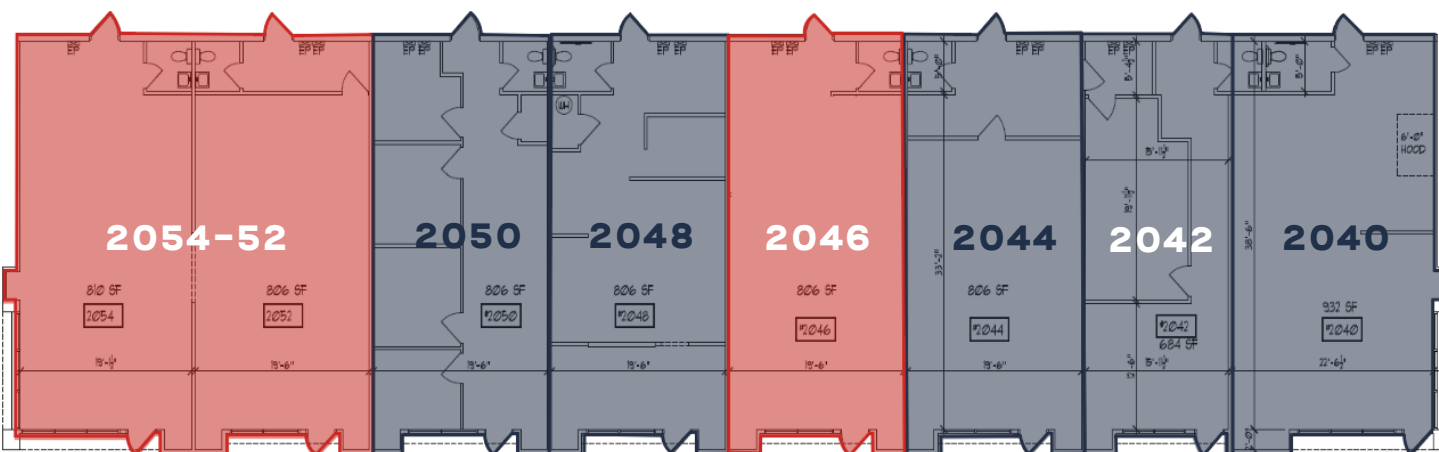
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FLOORPLAN

CAMPUS DRIVE PLAZA



CAMPUS DRIVE

SUITE	S.F.	STATUS
SUITE 2040	950	LEASED
SUITE 2042	680	LEASED
SUITE 2044	800	LEASED
SUITE 2046	800	AVAILABLE
SUITE 2048	800	LEASED
SUITE 2050	800	LEASED
SUITE 2052-54	1,600	AVAILABLE SOON

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AERIAL



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