

FOR LEASE

FIRST CAPITOL BUSINESS CENTER

2265-2299 FIRST CAPITOL DRIVE



FEATURING:

- Retail/Office space
- Exposure to Highway 70 and Highway 94
- Minutes from historic Downtown St. Charles, Lindenwood University, shopping and dining
- Competitive lease rates
- Great location for tax preparer, accountant, attorney, specialty store and much more.

ZONED C-3

AVAILABILITY

800 - 1,600 SQUARE FEET

2021 DEMOGRAPHICS

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
AVERAGE HOUSEHOLD INCOME	\$52,765	\$65,414	\$70,593
2021 POPULATION	11,938	61,206	106,060



636-946-0761

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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