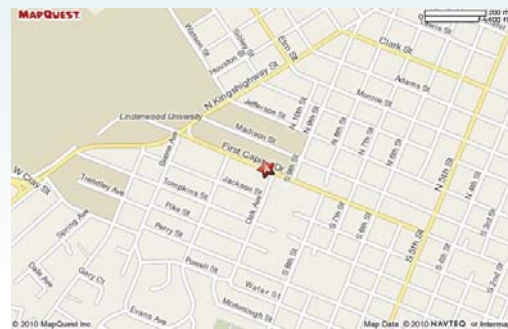


PRICE REDUCED!



Building Size: 3100 sf
Lot Size: 7600 square feet
Parking Ratio: 13 Spaces
Frontage: 50'
Zoning: General Business District
Municipality: St. Charles
Traffic Count: 20,262 @ First Capitol & Kingshighway
Sale Price: ~~\$400,000.00~~ **\$372,000.00**
Comments: Building currently has T1 service and is wired for data, phone and audio video. Within walking distance to Lindenwood University, with a student population of 15,000.



DIRECTIONS: North on First Capitol to Kingshighway intersection, continue right on First Capitol to property on right.

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Interior Photos

1023 First Capitol
St. Charles, MO 63301

MP

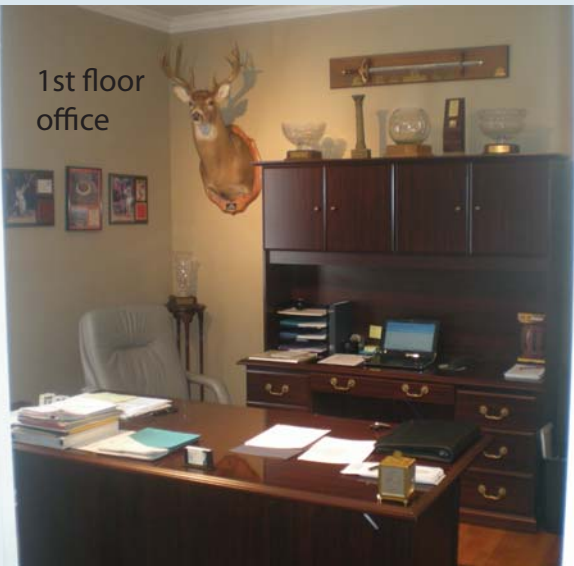
Third floor



conference room



1st floor
office



reception



side view



rear view



No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is subject to errors, omissions, change of price, withdrawal without notice, prior to sale or any other listing conditions imposed by the principals.

Demographics

1023 1st Capitol Dr
St. Charles, MO 63301



1023 1st Capitol Dr, Frontie...




Market Profile

Prepared By STDBOnline

Latitude: 38.783445

Longitude: -90.494254

Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2000 Total Population	14,140	60,357	115,316
2000 Group Quarters	2,089	2,713	3,165
2009 Total Population	13,818	63,160	122,753
2014 Total Population	13,794	65,376	127,105
2009 - 2014 Annual Rate	-0.03%	0.69%	0.7%
 2000 Households	5,521	24,518	45,617
2000 Average Household Size	2.18	2.35	2.46
2009 Households	5,583	26,547	50,411
2009 Average Household Size	2.1	2.28	2.37
2014 Households	5,632	27,755	52,763
2014 Average Household Size	2.08	2.28	2.35
2009 - 2014 Annual Rate	0.17%	0.89%	0.92%
2000 Families	2,925	15,350	30,310
2000 Average Family Size	2.92	2.94	3.02
2009 Families	2,703	15,543	31,634
2009 Average Family Size	2.91	2.93	2.99
2014 Families	2,605	15,696	32,111
2014 Average Family Size	2.93	2.94	2.99
2009 - 2014 Annual Rate	-0.74%	0.2%	0.3%
 2000 Housing Units	5,840	25,566	47,351
Owner Occupied Housing Units	49.8%	61.4%	69.5%
Renter Occupied Housing Units	44.8%	34.4%	26.8%
Vacant Housing Units	5.4%	4.2%	3.8%
2009 Housing Units	6,133	28,375	53,586
Owner Occupied Housing Units	44.3%	57.0%	65.6%
Renter Occupied Housing Units	46.7%	36.5%	28.5%
Vacant Housing Units	9.0%	6.4%	5.9%
2014 Housing Units	6,221	29,751	56,296
Owner Occupied Housing Units	43.5%	56.6%	64.9%
Renter Occupied Housing Units	47.0%	36.7%	28.8%
Vacant Housing Units	9.5%	6.7%	6.3%
Median Household Income			
2000	\$35,038	\$45,455	\$50,468
2009	\$44,044	\$57,374	\$63,131
2014	\$47,297	\$56,544	\$60,906
Median Home Value			
2000	\$86,676	\$102,638	\$109,641
2009	\$132,598	\$159,933	\$160,646
2014	\$157,526	\$195,014	\$192,137
Per Capita Income			
2000	\$18,111	\$22,754	\$23,810
2009	\$23,744	\$30,338	\$31,299
2014	\$24,954	\$31,671	\$32,550
Median Age			
2000	32.0	35.6	36.1
2009	32.4	36.8	37.8
2014	32.7	37.0	38.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.