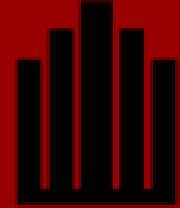


2000 S 1st Capitol Drive · St Charles, MO 63303

CONTACT BROKER



STEPHEN F.  
**BAHN**  
COMMERCIAL REAL ESTATE SERVICES



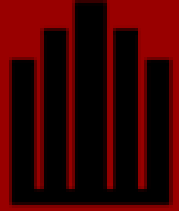
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## PROPERTY FEATURES

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- Former TGIF Fridays located at the signalized intersection of S 1st Capitol Drive and Pralle Lane
- 7,158 SF building on 1.83 Acres
- 35,000 VPD on S 1st Capitol & 5,300 on Pralle Lane
- Outstanding visibility from 1st Capitol
- Large Pylon Sign
- Makes for an ideal redevelopment or perfect for an existing restaurant operator to backfill the building.
- Surrounding retailers include Marcus Theaters, Rocket C-Store, Dominos, White Castle, Sonic, Regions Bank.
- The site is about halfway between I-70 and 364.

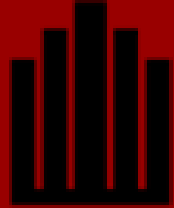




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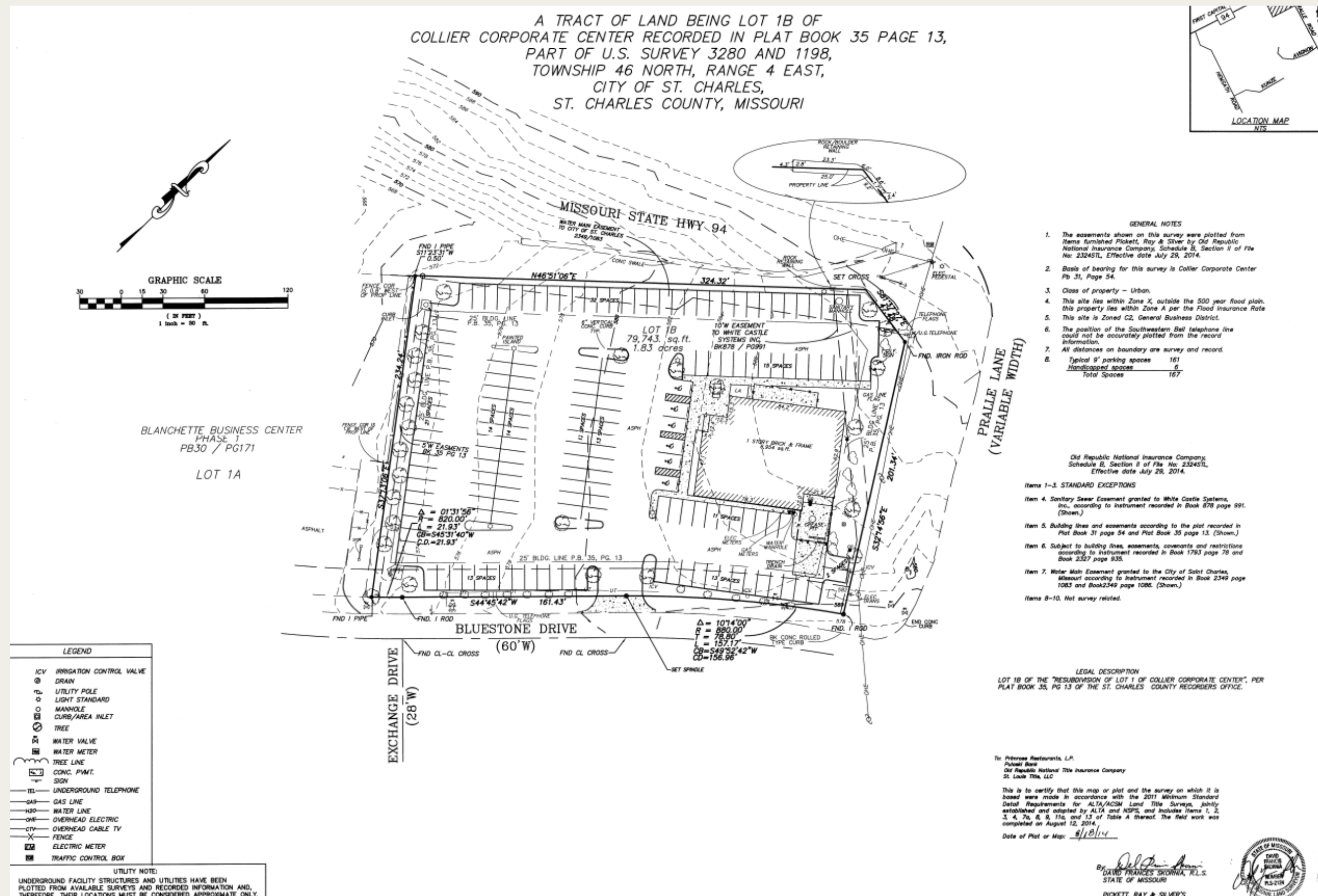


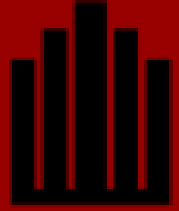




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# PROPERTY SURVEY





## PROFILE: ST. CHARLES, MO

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### *Location*

#### **Regional Connectivity & Convenience**

- Located roughly 20 miles northwest of downtown St. Louis, St. Charles benefits from excellent access to major regional corridors including I-70, Hwy 94, and the Page Extension.
- The city's strategic location near St. Louis Lambert International Airport and major employment centers enhances both commuter and retail traffic.

### *Demographics*

#### **Growing & High-Quality Population**

- St. Charles is among the fastest-growing areas in the St. Louis metro, supported by strong household incomes and stable homeownership rates.
- The area attracts families and professionals, offering a highly educated labor pool that supports retail, dining, hospitality, and service-sector employers.

### *Business Friendly*

#### **Reliable & Growth-Oriented Environment**

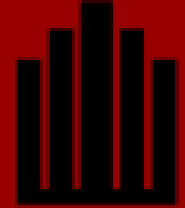
- St. Charles consistently shows solid property values, strong retail demand, and steady traffic, making it a dependable environment for commercial tenants.
- Pro-Business Governance: The city encourages investment through balanced zoning, infrastructure improvements, and development initiatives that support both local businesses and regional brands.

### *Community*

#### **Active, Experience-Driven**

- St. Charles' iconic Historic Main Street and riverfront area draw visitors year-round, supporting robust foot traffic for retail, dining, and entertainment uses.
- Seasonal events, festivals, and community programming drive steady activity, while mixed-use districts continue to expand due to strong urban design and lifestyle appeal.





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## 2024 DEMOGRAPHICS

*3 Miles | 5 Miles | 10 Miles*

### Population

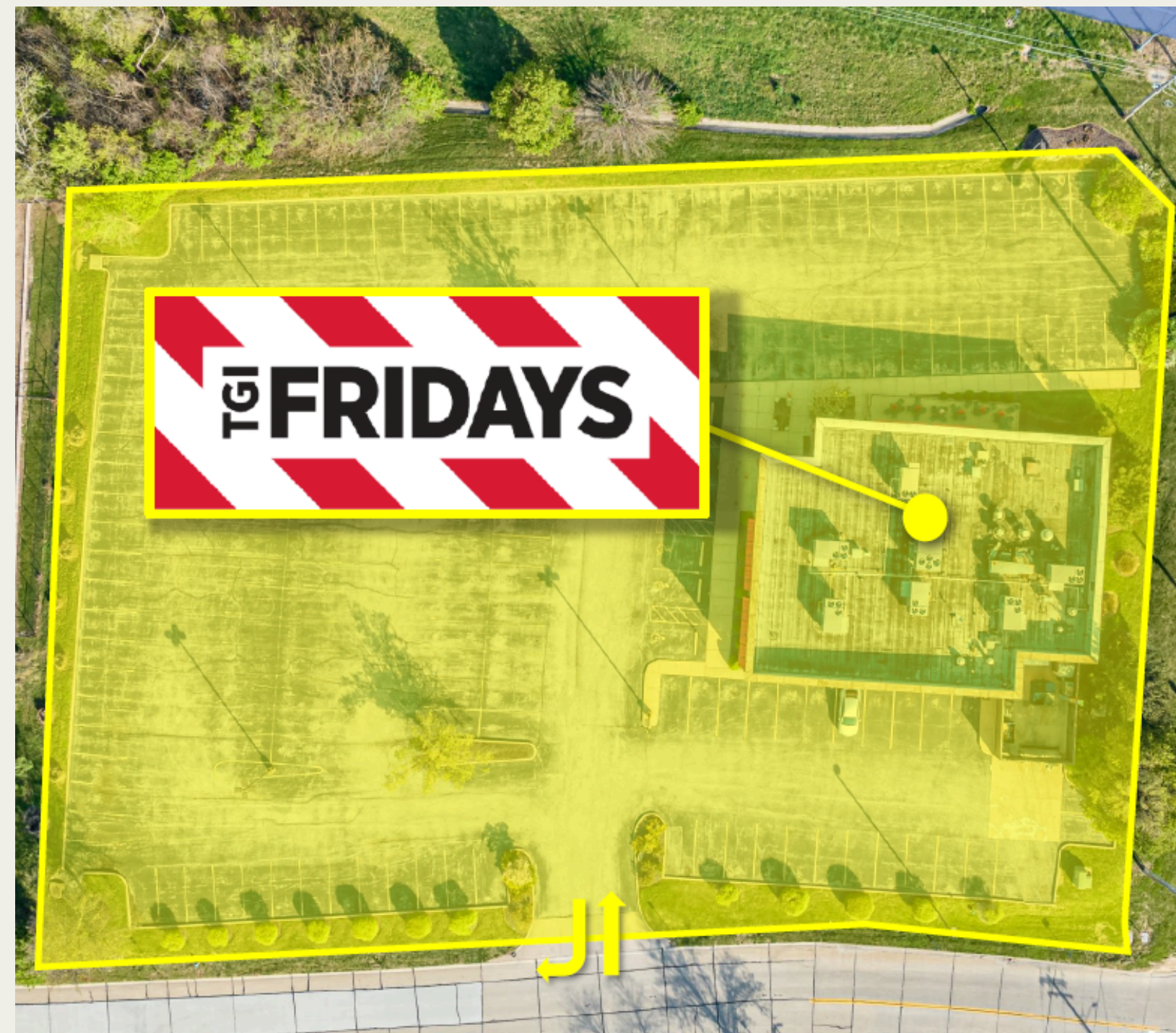
*80,836 | 159,484 | 463,097*

### Households

*34,246 | 65,924 | 188,269*

### Median Household Income

*\$78,663 | \$83,625 | \$84,840*

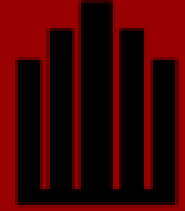






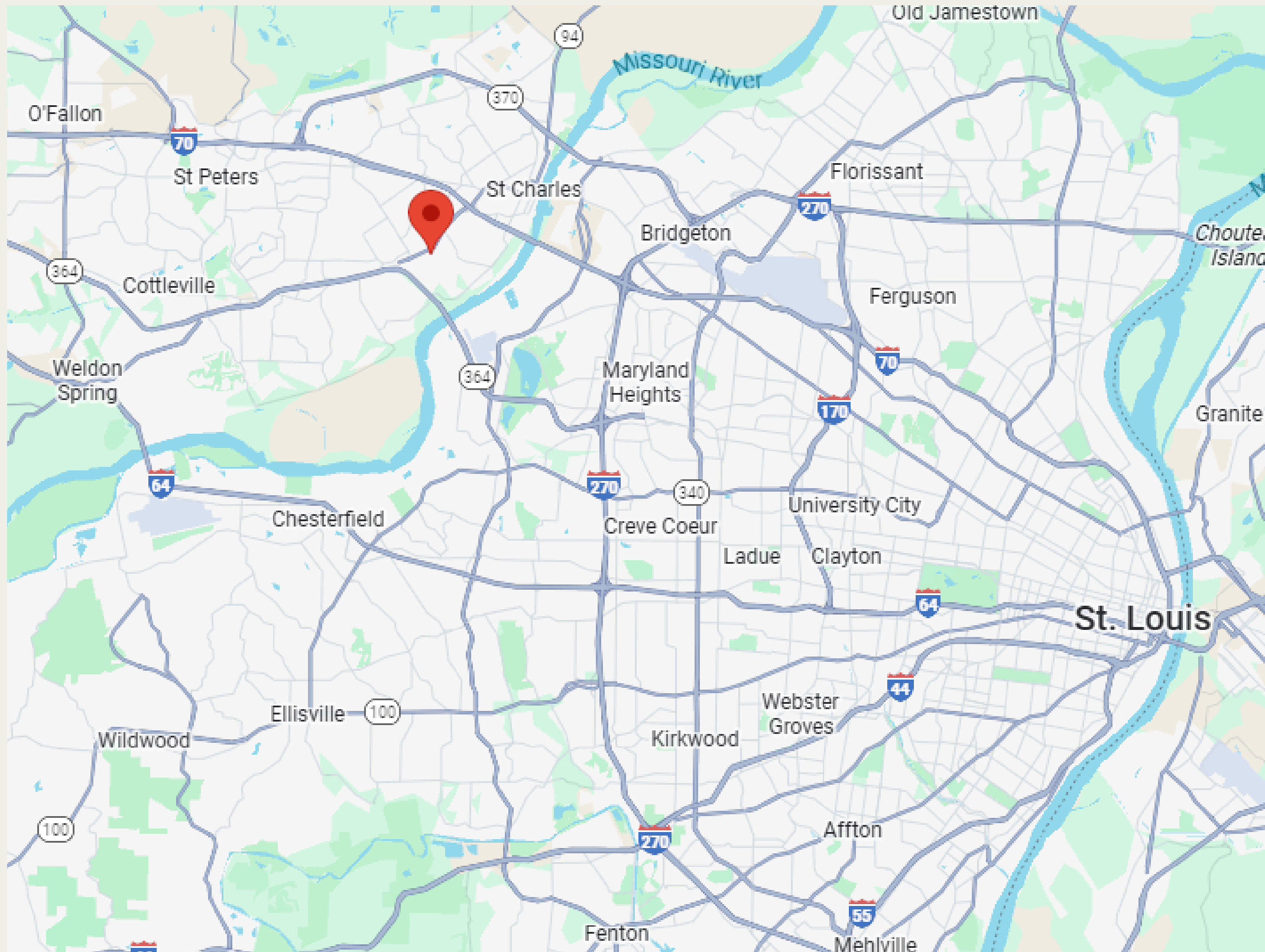
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## LOCATION



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