



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

CONTACT BROKER



STEPHEN F.
BAHN
COMMERCIAL REAL ESTATE SERVICES



2000 S 1st Capitol Drive • St Charles, MO 63301

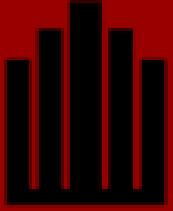
PROPERTY FEATURES

- 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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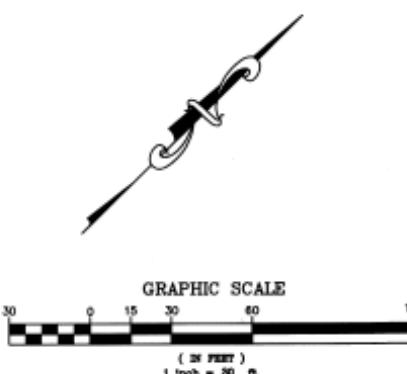




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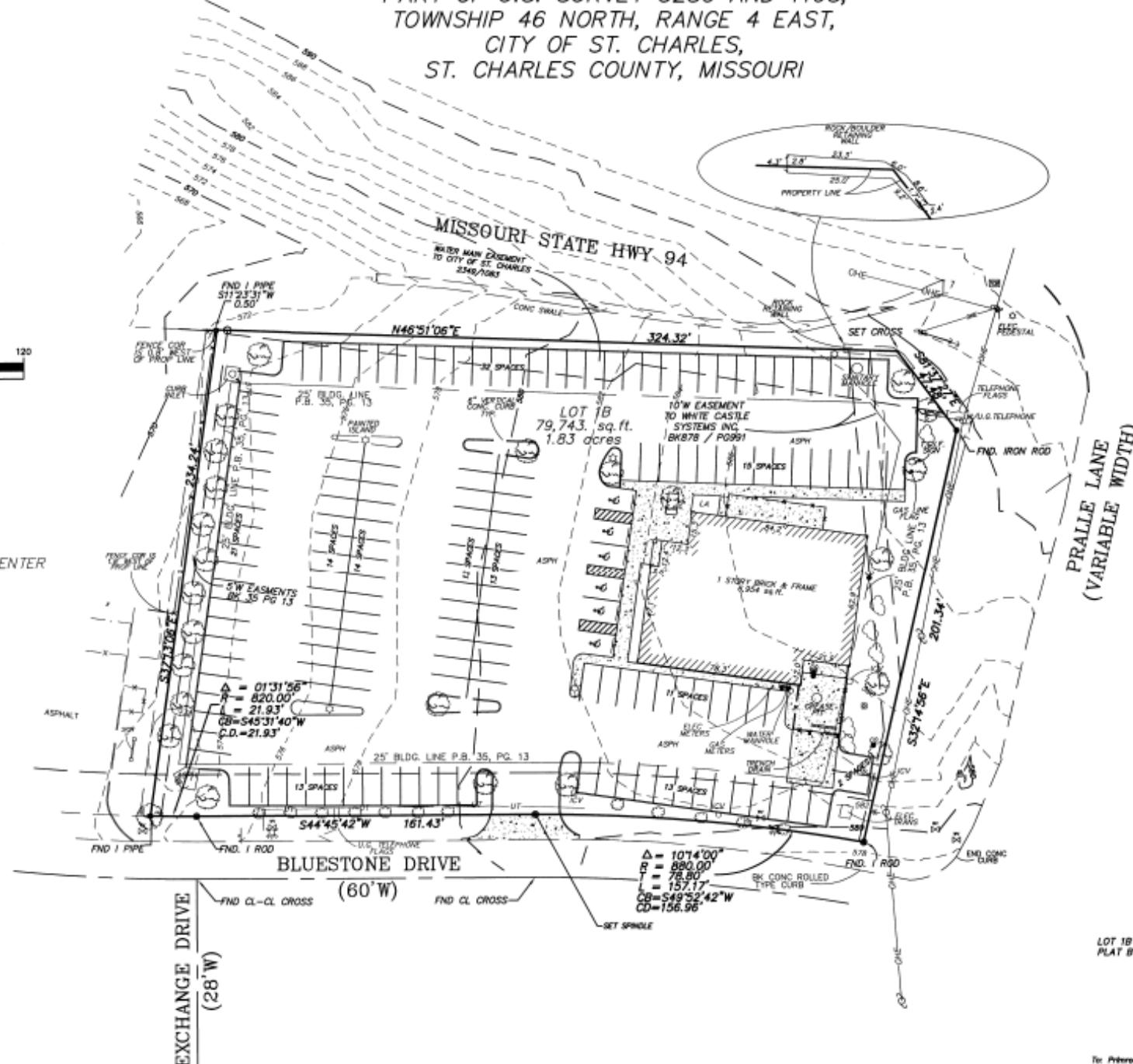
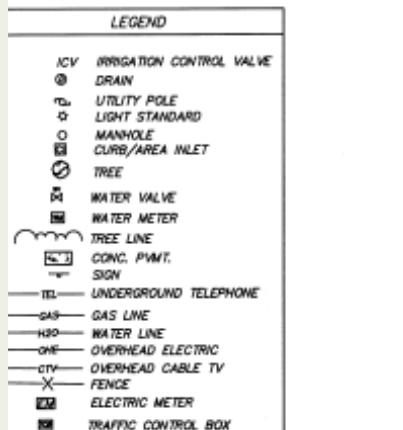
PROPERTY SURVEY

A TRACT OF LAND BEING LOT 1B OF
COLLIER CORPORATE CENTER RECORDED IN PLAT BOOK 35 PAGE 13,
PART OF U.S. SURVEY 3280 AND 1198,
TOWNSHIP 46 NORTH, RANGE 4 EAST,
CITY OF ST. CHARLES,
ST. CHARLES COUNTY, MISSOURI



BLANCHETTE BUSINESS CENTER
PHASE 1
PB30 / PG171

LOT 1A



LEGAL DESCRIPTION
LOT 1B OF THE "RESUBDIVISION OF LOT 1 OF COLLIER CORPORATE CENTER", PER
PLAT BOOK 35, PG 13 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE.

To: Pekinian Restaurants, L.P.
Pekinian Bistro
Old Republic National Title Insurance Company
St. Louis Title, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 11a, and 13 of Table A thereof. The field work was completed on August 12, 2014.
Date of Plat or Map: 8/18/14

By: DAVID FRANCIS SORIANO, R.L.S.
STATE OF MISSOURI
PICKETT, RAY & SILVER'S



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UTILITY NOTE:
UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN
PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND,
THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY.



PROFILE: ST. CHARLES, MO



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

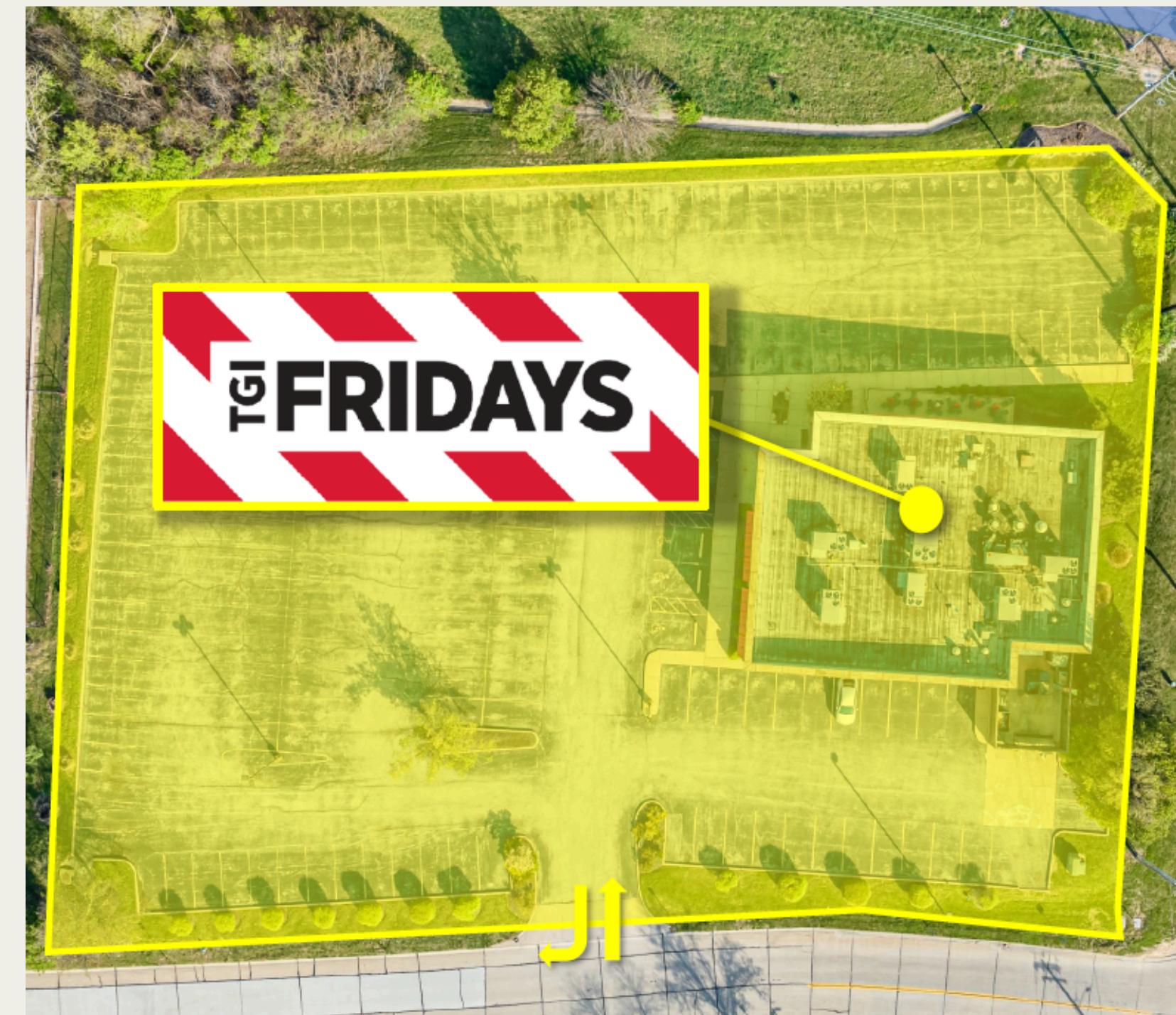
80,836 | 159,484 | 463,097

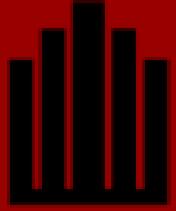
Households

34,246 | 65,924 | 188,269

Median Household Income

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





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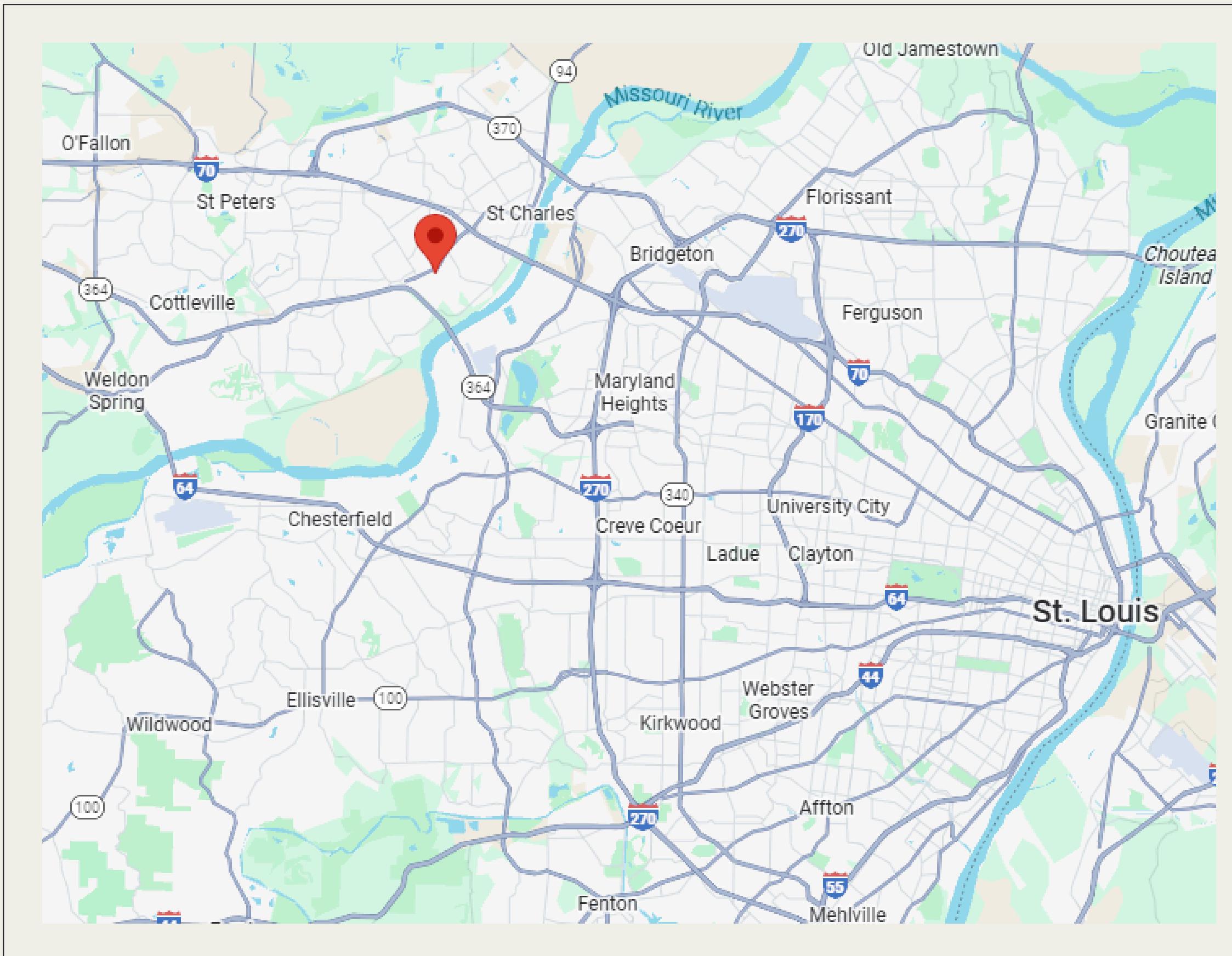


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LOCATION



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Partner

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