

**3245 Rue Royale  
St. Charles, Missouri 63301**

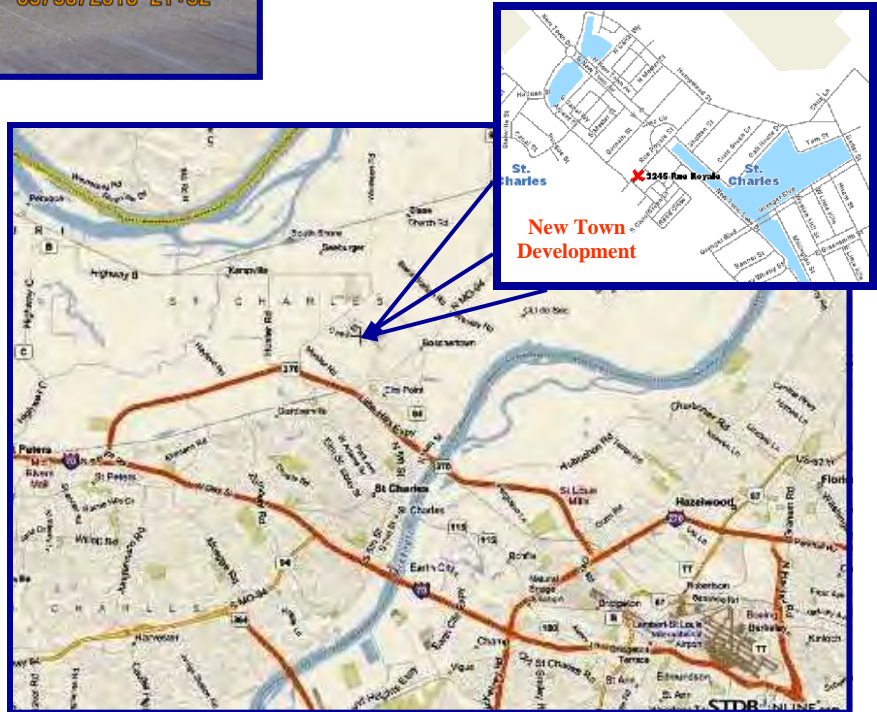
**BE A PART OF EXCITING  
NEW TOWN ST.CHARLES!!!**



**Restaurant  
For Sale  
\$600,000  
Includes Building  
& all FF&E**

**Return to the towns of yesterday by joining  
New Town St. Charles today!  
New Urbanism Master Planned Development  
(See reverse side to learn more!)**

- ◆ 2500 sf restaurant w/2500 sf 2nd floor (partially built out)
- ◆ Completely turnkey with over \$100,000 of two-year old equipment
- ◆ 9' hood
- ◆ Custom built bar & back bar
- ◆ Sidewalk dining



Year 2010	DEMOGRAPHICS	
	3 Mile	5 Mile
Population	23,324	63,234
Household		
Income (Avg)	\$80,020	\$70,506

**Traffic Counts 58,697 ADT (ADOT)  
@State Highway 370 & Edwards**

For more information please contact  
**KENT HIRSCHFELDER**  
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The above information was obtained from sources considered reliable, however, broker does not guarantee its accuracy nor warrant or represent its accuracy.

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## NEW TOWN ST. CHARLES IS:

- ◆ A roughly 2-year old community north of Hwy 370 at the New Town Boulevard/ Elm Street exit in St. Charles of a 638 acre development so far consisting of 700 homes w/ approximately 2000 residents;
- ◆ A Grand Civic Basin with a central fountain that sends water 35 feet into the air; an extensive system of lakes, canals and basins;
- ◆ Neighborhood grocery stores; a wine bar, bistro, businesses and shops; fitness center and outdoor amphitheatre; home to both public and private schools and 2 centers for higher learning.
- ◆ New urbanism master planned development

Aerial Views of New Town



Interior Photo



Volleyball Courts in Front of Restaurant