



Retail Sites in St. Charles

High visibility and daily traffic counts are key criteria for retail developments. Selected retail locations in the City that meet the criteria:

- 130 acres Fountain Lakes Commerce Center,*
 Highway 370 at Elm Street; excellent access
 A construction ready site in an upscale business park
 Located less than a mile from New Town, a
 5,700 unit residential new urbanism community
- 40 acres Lindenwood University's City Center*
 First Capitol/Highway 94; exit at I-70
 In the heart of the city's residential area complimented by 15,000
 university students
 Near Lindenwood's \$35 Million J.Scheidegger Center for the Arts
- 40,000 Sq. Ft. St. Charles Mark Twain Mall*
 I-70 at Fifth Street North
 Buildings and out parcels available
 Anchor: Bass Pro Sportsman's Warehouse
 High visibility, great access, overpass to Convention Center
- 500,000 Sq. Ft. New Town At St. Charles*
 Highway 370, North on New Town Blvd.
 5,700 unit new urbanism mixed use community
- 25+/- acres The Streets of St. Charles*
 I-70 at Fifth Street South
 \$385 Million mixed use, up to 500 housing units
 250,000+ Sq Ft retail and entertainment
 250,000+ Sq Ft Class A office space
 High visibility; great access, 187,000 VPD
 Close proximity to St. Charles Convention Center, Ameristar Casino
 and Bass Pro Sportsman's Warehouse
- 300 acres Harbor San Carlos Riverfront Redevelopment*
 I-70 at Fifth Street South adjacent to The Streets of St. Charles
 \$1.5 Billion, 20-year mixed use project
 1000+ housing units, 1,000,000 sq ft retail
 104+ acres green space and marina

Traffic Counts City of St. Charles

Highway 370 Area

370 Highway at the
 Discovery Bridge/Hwy.94 North 59,355
 Hwy 370 at Elm Street Exit. 56,434
 Elm Street South of Hwy 370 18,327
 New Town Blvd North of Hwy 370 18,337

I-70 and Fifth Street Area

I-70 Blanchette Bridge 187,406
 I-70 and Fifth Street North 38,450
 Fifth Street South of I-70/
 Veterans Memorial Parkway 19,959
 Fifth Street North of I-70 and
 South of Boone's Lick Rd 30,800
 Fifth Street North of Boone's Lick Rd. 25,400

I-70 / First Capitol Dr. (Hwy.94)

Lindenwood University Area

I-70 at First Capitol Dr. (Hwy.94) 156,666
 First Capitol Dr. North of I-70 38,420
 First Capitol Dr. at West Clay 28,017
 West Clay East of Droste Rd to Hwy 94 25,552

Gross Retail Sales City of St. Charles

Year	Gross Retail Sales	Sales Tax Revenue
2009	\$1,029,809,700	\$10.3 Million
2008	\$1,068,238,865	\$16.0 Million
2007	\$1,083,129,500	\$16.0 Million
2006	\$1,039,769,000	\$15.4 Million
2005	\$1,036,798,000	\$15.4 Million
2004	\$1,014,980,000	\$15.1 Million
2003	\$ 992,294,000	\$14.7 Million
2002	\$ 980,059,000	\$14.5 Million
2001	\$ 904,909,000	\$13.4 Million
2000	\$ 902,351,000	\$13.4 Million

Source: Finance Department, City of St. Charles