



Commercial Luncheon and Property Information Exchange

Coordinated by the St. Charles County Association of REALTORS®
-Commercial Division

Darrel Hollinger or Don Otto
636-262-3025 or 314-580-1833

Hollinger Success Realty
HollingerSuccessRealtyLLC.com



Retail or Industrial

For Sale

\$375,000

1.82 Acres on I-70 south outer
road

Expandable paved asphalt
parking lot

9036 Veterans Memorial Pkwy
O'Fallon, MO 63366

Potential uses: wine garden,
restaurant, hotel/motel,
B & B, retail strip, etc.

MLS# 10050902

Greg Dyer

636-459-8513

Prudential Alliance Realtors

GregSellsMore.com



Retail Center

Lease

\$12/square foot NNN

2160 Sq Ft Available Prefer

3 year lease

Two bathrooms

715 Sonderen Street

O'Fallon, MO 63366

Located behind Ethyl's

Smokehouse

MLS# 11042044

Pat Sobelman

636-578-1871

Prudential Select Properties

PatSobelman.com



Restaurant

For SALE OR LEASE

\$990,000 OR \$14.88 SQ FT

Sq Ft Avail. – 5,000

7541 N. Lindbergh Blvd

Hazelwood, MO 63042

Former Restaurant

MLS 11049689

15 + years restaurant history;
Less than ¼ mile from Hwy
270; space for 150 patrons;
equipment/fixtures included;
65+ parking spaces.



Tony Gagliano

636-359-2537

Thomas Realty Group, LLC

www.thomrealty.com

Mark Gietl

636-299-3714

36,230 Sq. Ft. Retail
Center

FOR LEASE

PPSF - \$8.00 - \$10.00

Sq Ft Available 1,000-
6,300

SOON TO BE UNDER:

NEW OWNERSHIP

NEW MANAGEMENT

*1209-1269 Jungerman
Road*

Saint Peters, MO 63376



St. Charles County Association of Realtors® **Commercial Division**



Lee Levinson

314-361-1212

Midwest Regional Bank

MWRegionalBank.com



SBA 7a loan

\$1,256,200

*1860 Scherer Industrial Dr.
St. Charles, MO 63303*

- **Recently financed!**
- **Alternative Die and Mold, Inc.**
- Purchase of building, refinance of existing bank debt and working capital.

- Thank you James Elcock of Elcock Properties, Inc.

- Up to 90% Financing.
- Up to 25 Year Loans.
- A leading SBA Lender in the St. Louis District

527 Clara Ave.

Unit 3

St. Louis, MO 63112



Pat Sobelman

636-578-1871

Prudential Select Properties

PatSobelman.com



Office/Retail

For LEASE

\$8 SQ FT

Sq Ft Avail. – 275 to 1,890

3910 Harvester Road

St. Charles, MO 63304

Recently Remodeled

MLS 11041013

Move-in ready; Minutes from Page Extension at Harvester exit; 122 parking spaces; great mix of existing tenants.



Donna Metts & Greg Dyer

314-313-7976 & 636-459-8513

Prudential Alliance Realtors

GregSellsMore.com



Commercial - Industrial

Sale

\$560,000

1.84 acres

3,256 Sq. Ft. Building

*1103 E. Terra Lane
O'Fallon, MO 63366*

Mark Gietl **636-299-3714**
Thomas Realty Group, LLC
www.thomrealty.com



Shoppes at Hawk Ridge
Anchors: Walmart. Lowes,
Sports Authority

OUTLOTS AVAILABLE

1 Acre-2.61 Acres Outlots
I-64 & Hwy N
Page Ave Extension

Pop: 71,000—5 Mile
Radius
41,000+ VPD

Ground Lease/ Purchase



St. Charles County Association of Realtors® Commercial Division



TONY GAGLIANO

314-298-1234

THOMAS REALTY GROUP, LLC

www.thomrealty.com



RETAIL / OFFICE

WRIGHT CITY, MO

LEASE

Sq Ft Available – 1,440 –
6,480

MINIMUM – 1,440 SF

WILD CAT CENTRE

AGGRESSIVE LEASE RATES

FREE RENT

JUST OFF I-70



Darrel Hollinger

636-262-3025

Hollinger Success Realty

HollingerSuccessRealtyLLC.com



Retail

For Sale

Price \$299,900

4000 SF Bldg

3.24 Acres with ¼ acre
asphalt parking

I-44 exit 230

Sullivan, MO 63080

Ave. Daily Traffic Count
30,000+ Vehicles

MLS# 80071210

Currently rented to Three
Sisters Resale

Pat Sobelman

636-578-1871

Prudential Select Properties

PatSobelman.com



Retail/Office

For LEASE

\$8.50 SQ. FT

Sq Ft Avail. – 1,407

*1430 Triad Center Drive
Saint Peters, MO 63376*

3 Suites Available

MLS 11040802

3 year lease preferred
Parking for 20 vehicles,
Shows great,

Two minutes to new
Jungermann/Page
Extension intersection

Greg Dyer

636-459-8513

Prudential Alliance Realtors

GregSellsMore.com



Acreage/Land

Sale

\$818,100

Priced at \$1800/ac

454.5 +/- Acres

200 +/- acres is pasture

254 +/- acres is wooded

MLS #11042037

*Located in Northeast
Wayne County, MO 63944*

Natural stream runs thru
land.

Possible government crop
and timber programs
available.

Dennis McCarter

Commercial Property Manager

95 Arco Drive

St. Charles, MO 66303

636/ 493-1414 office 636/ **248-0512** cell



Office

**Lease Rate: \$ 9.25 Gross
\$1,080.00 per month**

1,400 sf available

*201 Compass Point Dr.
Charles, Mo 63301
(off West Clay @ Point
West)*

Office is open, existing
class room with a stage.



Tony Gagliano

314-298-1234

Thomas Realty Group, LLC

www.thomrealty.com



FORMER FAIRWAY FORD
DEALERSHIP

10,000 SQ FT BUILDING

5 ACRES

I-70 FRONTAGE

DRIVE IN DOORS

OFFICE /SERVICE AREA

FOR LEASE OR SALE

ARMORY ROAD

WARRENTON, MO



Contact – Shari Nevels
636-669-9111 office
636-448-1293 cell



INVESTMENT

*1272 Jungermann Road –
St. Peters*

For Sale

4060 sf building, currently
100% leased. Two floors
Possible owner/user
opportunity.

Many upgrades to the
interior build out.

\$524,999.00



Pat Sobelman

636-578-1871

Prudential Select Properties

PatSobelman.com



Retail/Office

For SALE

\$209,900

Sq Ft Avail. – 3,700

*7004 N. Hanley Road
Hazelwood, MO 63042*

8+ Offices

MLS 11039014

Close to Hwys I-170 & I-270; Parking for 12 vehicles; Numerous phone lines and computer hookups; Ideal for medical, insurance, manufacturers rep, etc.



Dennis McCarter

Commercial Property Manager

95 Arco Drive

St. Charles, MO 66303

636/ 493-1414 office 636/ 248-0512 cell



Warehouse

Asking Price: **\$595,000**

17,000 sf incl. 3,250 sf off.
4,650 sf Mezzanine
outside docks & 1drive-in



*3440 S. Hwy W
Winfield, Mo 63389*

7 miles from Troy or
Winfield (across from
Water Company)



TONY GAGLIANO

636-359-2537

THOMAS REALTY GROUP, LLC



BRUNE BUSINESS PARK

1.20 ACRES

4.23 ACRES

14.29 ACRES

15-30 VILLA LOTS

CITY UTILITIES

WARRENTON CITY LIMITS

*SOUTH HIGHWAY 47,
WARRENTON, MO*



St. Charles County Association of Realtors® **Commercial Division**

Dennis McCarter

Commercial Property Manager

95 Arco Drive

St. Charles, MO 66303

636/ 493-1414 office 636/ 248-0512 cell



Commercial Land For Sale

\$240,000

91,416.6 sq. ft. = 1.71 Acre

Level and partially fenced

Fox Hill Road

St. Charles, Mo 63301



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www.thomrealty.com

Mark Gietl

636-299-3714

36,230 Sq. Ft. Retail
Center

FOR LEASE

PPSF - \$8.00 - \$10.00

Sq Ft Available 1,000-
6,300

SOON TO BE UNDER:
NEW OWNERSHIP
NEW MANAGEMENT

*1209-1269 Jungerman
Road
Saint Peters, MO 63376*



St. Charles County Association of Realtors® **Commercial Division**



Pat Sobelman

636-578-1871

Prudential Select Properties

PatSobelman.com



Retail/Office

For LEASE

\$9 SQ FT

Sq Ft Avail. – 3,195

10 Richmond Center Ct.

#10 A & B

St. Peters, MO 63376

Freestanding -- 8 Offices

MLS 11052175

Close to Hwy 70; Parking for 22 vehicles; Can be divided into two separate offices; 2 private front entrances; Lots of windows; 1,820 sq ft and 1,395 sq ft spaces.

Contact – Shari Nevels
636-669-9111 office
636-448-1293 cell



RETAIL

*O'Fallon Commons –
O'Fallon*

For Lease

Unit 115 – 1200 sf

Unit 117 – 1200 sf



Lease Rate - \$17.00/sf
NNN

High traffic and heavily
populated area.

Contact – Shari Nevels
636-669-9111 office
636-448-1293 cell



OFFICE

*500 Jungermann Road –
St. Peters*

For Lease

Offices range from 144 sq
to 297 sf

**Lease Rate - \$ 180-315
per month, full service**



Property has great
exposure on Jungermann
Road, lots of
improvements have been
completed.

Dennis McCarter

Commercial Property Manager

95 Arco Drive

St. Charles, MO 66303

636/ 8493-1414 office 636/ 248-0512 cell



Class A Offices

Lease Rate: \$ **12./** sf M
Gross

500 to 12,000 sf available
Elevator, Free Parking

820 South Main Street

Affordable rates

Close to restaurants,
retail, office

City Government Buildings
and hospital. Easy access
to Interstate 70

MLS# 10056975



Contact – Shari Nevels
636-669-9111 office
636-448-1293 cell



OFFICE
1514 CAULKS HILL
For Sale

Building – 1320 sf
Land - .70 acres

Sale Price - \$225,000.00

Unincorporated St.
Charles / C-2



Contact – Shari Nevels
636-669-9111 office
636-448-1293 cell



OFFICE/
*603-615 S Fifth Street –
St. Charles*

For Lease
Unit 607 – 1100 sf
Unit 615 – 1400 sf

**Lease Rate - \$12.00/sf
modified gross**

High traffic area close to
hospital and Historic Main
Street



Dennis McCarter
95 Arco Dr.
St. Charles, Mo 63303
636/ 248-0512 cell



Charleston Square Plaza
For Sale or Lease
Lease \$12.00 /sf NNN
Price: \$975,000
\$82.42psf

11,830 sf Retail Center w/
5 tenant spaces
1,325 sf Beauty Shop avail.
4223 N. St. Peters Blvd.
St. Peters MO 63304

MLS # 11046311 &
CIE # 1244866
Built in 1980 on 1.76 Acre
Plenty of Parking



NEXT MEETING:



Thursday, January 26

Mark Your Calendar . . .

Federal Reserve: Understanding the Unemployment Picture
– Nov. 21

Board of Directors 2012 Planning Retreat – Nov. 22

Retail Green Conference & Trade Exposition - Nov. 28-30

IREM® Commercial Leadership Event – Dec. 6

ULI St. Louis - Emerging Trends Outlook 2012 - Dec. 7

Don't Just Read the News, Make the News--Regional Media Panel –
Dec. 8

BOMA Holiday Party – Dec. 8

Board of Directors Meeting - Dec. 14



Want to Join the Commercial Division?

- If you are a **REALTOR**[®], you just need to join the St. Charles Co. Association of REALTORS[®] as a secondary member and pay only the pro-rated local dues (in November, that is \$29). Your broker does not need to join.
- The Commercial Division dues are \$50.
- Your total to join would be \$79.



- If you are in a related business (banker, inspector, architect, etc.) and would like to join the Commercial Division, you need to join the St. Charles Co. Association of REALTORS® as an **Affiliate Member** and pay the pro-rated local dues (in November, that is \$29) and the application fee of \$100.
- The Commercial Division dues are \$50.
- Your total to join would be \$179.

Today's Sponsors – THANK YOU!



The Fitness FuZion



2011 SCCAR **Commercial Division** Board

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Thomas E. Palitzsch – Thomas Realty Group, 314.298.1234

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Adam Glosier – ROI Realty Partners, Inc., 314.598.2357

- **Treasurer**

Pat Sobelman - Prudential Select Properties-Commercial, 636.578.1871

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- **Directors**

Lee Levinson – Midwest Regional Bank, 314.308.1496

Dennis McCarter – Principal Realty Group, 636.825.0900

Rick Meyer – Meyer Real Estate, 636.462.5555

Craig R. Norden - Executive Real Estate, 636.936.9393

Missy Palitzsch (Affiliate) - Continental Title Co., 636.939.1100

