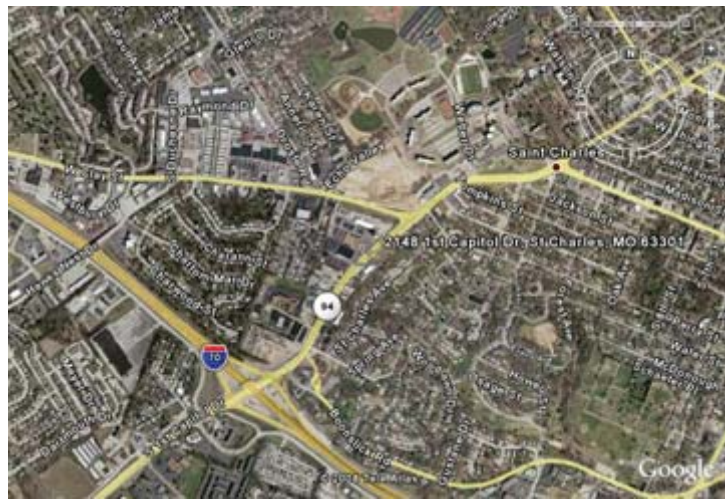


RETAIL FOR LEASE

**2148 First Capitol Dr.
St. Charles, MO 63301**



Directions: I-70 to North on First Capitol Dr. to property on right



Building Size	6000 sf
Space Available	4000 sq.ft. maximum 1300 sq.ft. minimum
Zoning	C2
Municipality	City of St. Charles
Year Built	2008
Current Tenant	Imos Pizza
Traffic Count	21,112 - ADT
Comments	Join Napa Auto Parts and other nearby retailers. Excellent road frontage.



MCKELVEY PROPERTIES
building relationships . creating wealth

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St. Charles, Missouri 63303

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No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

RETAIL FOR LEASE

2148 First Capitol Dr.

St. Charles, MO 63301



DEMOGRAPHICS

2148 First Capitol Dr.
St. Charles, MO 63301



your Site To Do Business

2148 First Capitol

Latitude: 38.781773

Longitude: -90.50656

2148 1st Capitol Dr
Saint Charles, MO 63301

Radius: 1.0 mile

2148 1st Capitol Dr
Saint Charles, MO 63301

Radius: 3.0 mile

2148 1st Capitol Dr
Saint Charles, MO 63301

Radius: 5.0 mile



	2148 1st Capitol Dr Saint Charles, MO 63301 Radius: 1.0 mile	2148 1st Capitol Dr Saint Charles, MO 63301 Radius: 3.0 mile	2148 1st Capitol Dr Saint Charles, MO 63301 Radius: 5.0 mile
2000 Total Population	15,438	67,954	117,335
2000 Group Quarters	2,050	2,751	3,072
2008 Total Population	15,593	72,764	126,067
2013 Total Population	16,371	78,708	135,857
2008 - 2013 Annual Rate	0.98%	1.58%	1.51%



2000 Households	6,276	27,254	45,805
2000 Average Household Size	2.13	2.39	2.49
2008 Households	6,593	30,358	51,102
2008 Average Household Size	2.05	2.31	2.41
2013 Households	7,048	33,224	55,700
2013 Average Household Size	2.03	2.29	2.38
2008 - 2013 Annual Rate	1.34%	1.82%	1.74%
2000 Families	3,394	17,267	30,882
2000 Average Family Size	2.83	2.98	3.05
2008 Families	3,257	18,029	32,582
2008 Average Family Size	2.86	2.99	3.04
2013 Families	3,322	19,070	34,466
2013 Average Family Size	2.89	3.01	3.06
2008 - 2013 Annual Rate	0.4%	1.13%	1.13%



2000 Housing Units	6,600	28,355	47,420
Owner Occupied Housing Units	48.2%	62.5%	70.9%
Renter Occupied Housing Units	47.0%	33.5%	25.6%
Vacant Housing Units	4.7%	4.0%	3.4%
2008 Housing Units	6,983	31,788	53,266
Owner Occupied Housing Units	44.0%	59.3%	68.1%
Renter Occupied Housing Units	50.4%	36.2%	27.8%
Vacant Housing Units	5.6%	4.5%	4.1%
2013 Housing Units	7,448	34,773	58,164
Owner Occupied Housing Units	42.4%	58.1%	66.8%
Renter Occupied Housing Units	52.2%	37.5%	29.0%
Vacant Housing Units	5.4%	4.5%	4.2%

Median Household Income

2000	\$40,222	\$46,421	\$51,293
2008	\$50,487	\$59,710	\$65,019
2013	\$62,861	\$73,928	\$78,214

Median Home Value

2000	\$90,216	\$105,491	\$111,405
2008	\$141,842	\$170,589	\$172,153
2013	\$149,044	\$178,227	\$180,640

Per Capita Income

2000	\$19,278	\$23,117	\$23,784
2008	\$26,160	\$31,126	\$31,769
2013	\$31,831	\$38,421	\$38,920

Median Age

2000	32.5	35.6	35.8
2008	33.4	37.2	37.7
2013	33.8	37.8	38.2

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2008 and 2013.

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