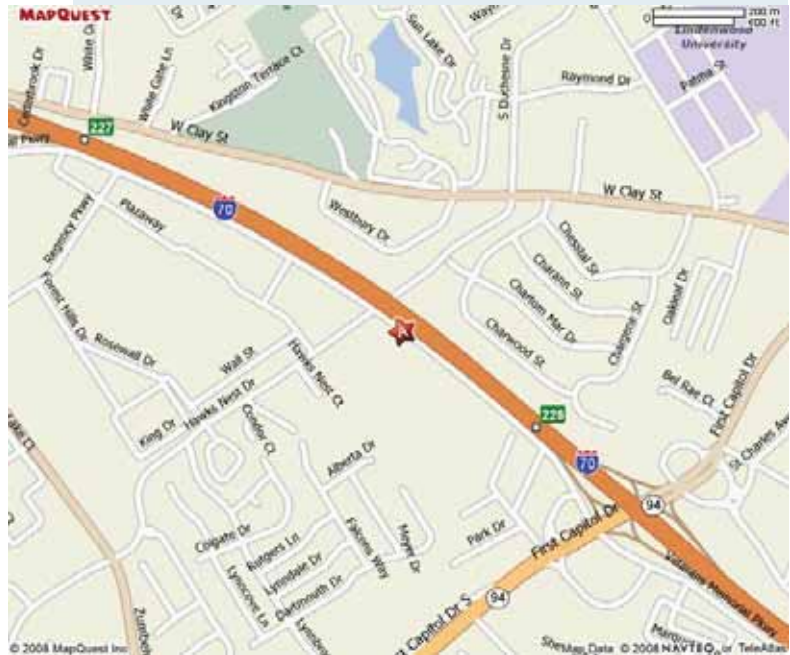


WITH OUTSIDE STORAGE!



- Office/Showroom:** 4,761 sf
- Service Area:** 4,655 sf
- Drive Thru Doors:** (6) 10' x 10'
(1) 14' x 12'
- Warehouse:** 9,990 sf
- Drive Thru Doors:** (3) 10' x 16'
(3) 10' x 10'
- Lot Size:** 5.63 acres
- Taxes:** \$24,074.90
- Traffic Count:** 141,929 ADT 2006
- Lease Rate:** \$5-7/sf NNN



Patricia McKelvey
pmckelvey@mckelveyproperties.com
636-448-1294

2010 Bluestone Drive,
St. Charles, Missouri 63303
636-669-9111 / office
636-669-9117 / fax

DIRECTIONS: I-70 to Zumbuhl Rd to east on Veterans Memorial to property on left.



MCKELVEY PROPERTIES
building relationships . creating wealth
www.mckelveyproperties.com

DEMOGRAPHICS

2725 Veterans Memorial Drive
St. Charles, MO 63303



Market Profile

Prepared by

Veterans Memorial 2725

Latitude: 38.781417

Longitude: -90.51941

2725 Veterans Memorial

Saint Charles, MO 63303

Radius: 1.0 mile

2725 Veterans Memorial

Saint Charles, MO 63303

Radius: 3.0 mile

2725 Veterans Memorial

Saint Charles, MO 63303

Radius: 5.0 mile



| | 2725 Veterans Memorial Saint Charles, MO 63303 Radius: 1.0 mile | 2725 Veterans Memorial Saint Charles, MO 63303 Radius: 3.0 mile | 2725 Veterans Memorial Saint Charles, MO 63303 Radius: 5.0 mile |
|-------------------------|---|---|---|
| 2000 Total Population | 12,536 | 75,376 | 126,067 |
| 2000 Group Quarters | 490 | 2,765 | 3,039 |
| 2008 Total Population | 13,123 | 80,281 | 135,753 |
| 2013 Total Population | 14,079 | 86,900 | 146,876 |
| 2008 - 2013 Annual Rate | 1.42% | 1.6% | 1.59% |



| | | | |
|-----------------------------|-------|--------|--------|
| 2000 Households | 5,792 | 29,797 | 48,149 |
| 2000 Average Household Size | 2.08 | 2.44 | 2.56 |
| 2008 Households | 6,272 | 32,988 | 53,952 |
| 2008 Average Household Size | 2.01 | 2.35 | 2.46 |
| 2013 Households | 6,806 | 36,143 | 59,075 |
| 2013 Average Household Size | 2 | 2.33 | 2.43 |
| 2008 - 2013 Annual Rate | 1.65% | 1.84% | 1.83% |
| 2000 Families | 3,215 | 19,202 | 33,219 |
| 2000 Average Family Size | 2.71 | 3.03 | 3.09 |
| 2008 Families | 3,195 | 19,947 | 35,245 |
| 2008 Average Family Size | 2.75 | 3.03 | 3.07 |
| 2013 Families | 3,316 | 21,141 | 37,485 |
| 2013 Average Family Size | 2.79 | 3.06 | 3.09 |
| 2008 - 2013 Annual Rate | 0.75% | 1.17% | 1.24% |



| | | | |
|-------------------------------|-------|--------|--------|
| 2000 Housing Units | 6,112 | 31,033 | 49,751 |
| Owner Occupied Housing Units | 48.9% | 64.2% | 72.1% |
| Renter Occupied Housing Units | 46.3% | 31.8% | 24.7% |
| Vacant Housing Units | 4.7% | 4.0% | 3.2% |
| 2008 Housing Units | 6,661 | 34,538 | 56,036 |
| Owner Occupied Housing Units | 44.8% | 60.8% | 69.4% |
| Renter Occupied Housing Units | 49.4% | 34.7% | 26.9% |
| Vacant Housing Units | 5.8% | 4.5% | 3.7% |
| 2013 Housing Units | 7,215 | 37,832 | 61,431 |
| Owner Occupied Housing Units | 43.2% | 59.5% | 68.2% |
| Renter Occupied Housing Units | 51.2% | 36.0% | 27.9% |
| Vacant Housing Units | 5.7% | 4.5% | 3.8% |

Median Household Income

| | | | |
|------|----------|----------|----------|
| 2000 | \$41,543 | \$47,704 | \$52,371 |
| 2008 | \$52,696 | \$61,024 | \$66,517 |
| 2013 | \$65,263 | \$75,393 | \$79,603 |

Median Home Value

| | | | |
|------|-----------|-----------|-----------|
| 2000 | \$92,077 | \$109,161 | \$113,278 |
| 2008 | \$144,129 | \$174,716 | \$178,200 |
| 2013 | \$154,009 | \$182,337 | \$184,950 |

Per Capita Income

| | | | |
|------|----------|----------|----------|
| 2000 | \$20,894 | \$23,307 | \$23,673 |
| 2008 | \$28,227 | \$31,343 | \$31,774 |
| 2013 | \$34,507 | \$38,664 | \$39,064 |

Median Age

| | | | |
|------|------|------|------|
| 2000 | 34.0 | 35.6 | 35.4 |
| 2008 | 34.9 | 37.4 | 37.3 |
| 2013 | 35.2 | 38.1 | 37.9 |

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.