

4011 OLD HIGHWAY 94 S
ST. PETERS, MO 63376



BUILDING

Size: 12,000 sf
Space Available: 2,400 sf
Min Divisible: 2,400 sf
of Stories: (1) one
Year Built: 2008
Multi-Tenant: Yes

LOT

Size: .94 Ac
Frontage: Approx. 161'
Zoning & Municipality: C-2
Utilities: Elec/Gas/Sewer/Water

LEASE RATE: \$11.50/sf NNN
 NNN = \$3/sf

SALE PRICE: \$1,800,000.00

Building is 80% leased. 2,400 sq.ft. ready for white box finish.

- *Complete plumbing rough (each bay stubbed for fixturing)
- *Complete electric rough
- *All HVAC installed

Property has 2 rear loading docks - 10' x 8'
 Ceiling height - 16'

DIRECTIONS: From 94 & Harvester in St. Charles -
 Take Harvester Road East to Old 94; veer right to
 Old 94 to building on right.

Patricia McKelvey
 pmckelvey@mckelveyproperties.com

636-669-9111 office 636-669-9117 fax
 2154 Bluestone Drive, St. Charles, MO 63303
 www.mckelveyproperties.com

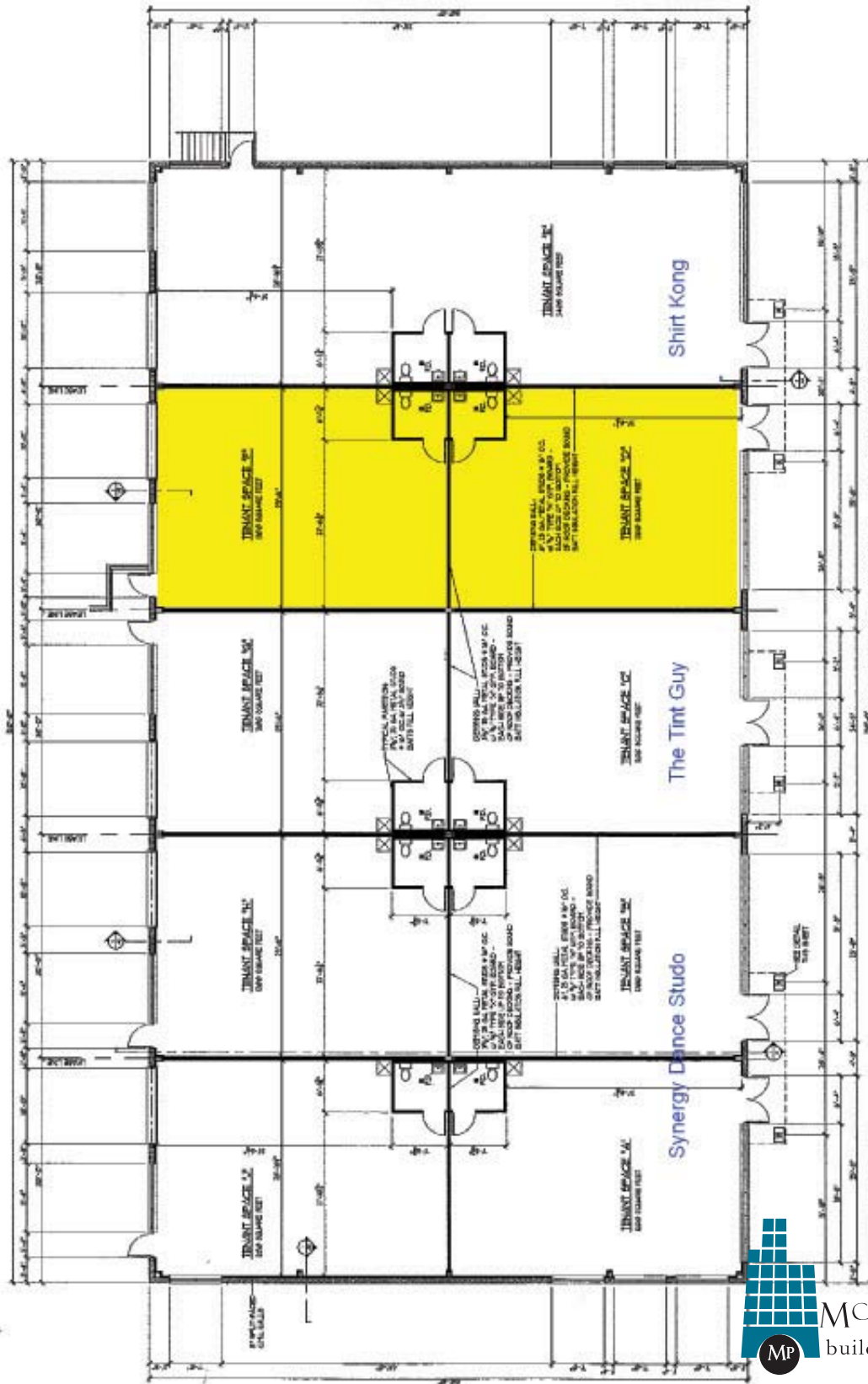


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TYPICAL FLOOR PLANS






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4025	4025 Harvest Meadow Dr Saint Peters, MO 63376 Radius: 1.0 mile	4025 Harvest Meadow Dr Saint Peters, MO 63376 Radius: 3.0 mile	4025 Harvest Meadow Dr Saint Peters, MO 63376 Radius: 5.0 mile	
Latitude: 38.753169 Longitude: -90.584211				
	2000 Total Population	9,010	87,532	148,311
	2000 Group Quarters	36	267	1,181
	2007 Total Population	9,713	96,189	164,666
	2012 Total Population	10,716	107,022	184,002
	2007 - 2012 Annual Rate	1.98%	2.16%	2.25%
	2000 Households	3,315	30,312	54,094
	2000 Average Household Size	2.71	2.88	2.72
	2007 Households	3,690	34,360	61,855
	2007 Average Household Size	2.62	2.79	2.64
	2012 Households	4,119	38,660	69,869
	2012 Average Household Size	2.59	2.76	2.62
	2007 - 2012 Annual Rate	2.22%	2.39%	2.47%
	2000 Families	2,541	23,990	40,231
	2000 Average Family Size	3.13	3.26	3.18
	2007 Families	2,733	26,377	44,462
	2007 Average Family Size	3.08	3.2	3.13
	2012 Families	2,985	29,092	49,123
	2012 Average Family Size	3.07	3.19	3.12
	2007 - 2012 Annual Rate	1.78%	1.98%	2.01%
	2000 Housing Units	3,368	30,893	55,606
	Owner Occupied Housing Units	87.5%	85.4%	77.6%
	Renter Occupied Housing Units	10.8%	12.6%	19.6%
	Vacant Housing Units	1.7%	2.0%	2.8%
	2007 Housing Units	3,743	34,947	63,400
	Owner Occupied Housing Units	87.5%	85.3%	77.5%
	Renter Occupied Housing Units	11.1%	13.0%	20.0%
	Vacant Housing Units	1.4%	1.7%	2.4%
	2012 Housing Units	4,188	39,385	71,569
	Owner Occupied Housing Units	87.0%	84.9%	77.2%
	Renter Occupied Housing Units	11.4%	13.3%	20.5%
	Vacant Housing Units	1.6%	1.8%	2.4%
	Median Household Income			
	2000	\$60,378	\$62,333	\$57,951
	2007	\$75,792	\$78,060	\$73,217
	2012	\$88,161	\$91,607	\$85,217
	Median Home Value			
	2000	\$115,499	\$120,914	\$118,527
	2007	\$185,022	\$193,852	\$190,837
	2012	\$200,296	\$214,334	\$209,807
	Per Capita Income			
	2000	\$23,177	\$24,264	\$24,102
	2007	\$30,803	\$32,008	\$32,026
	2012	\$37,188	\$38,942	\$39,046
	Median Age			
	2000	34.4	34.4	34.7
	2007	37.2	36.6	36.5
	2012	37.4	36.7	36.6

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 2007 and 2012.



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