

**OAK CREEK CENTER**  
 65 Centre Point Drive  
 St. Peters, MO 63376

**OFFICE/RETAIL FOR SALE OR LEASE**

Join Clarkson Eyecare and Heartland Dental

*Property*

**BUILDING SIZE**  
 16,118 sf Retail Center

**SPACE AVAILABLE**  
 Suite 104 - 758 sf  
 Suite 206 - 2940 sf endcap

**FRONTAGE**  
 180' on Hwy 94  
 33,696 Vehicles per day

**ZONING**  
 C3, City of St. Peters

**YEAR BUILT**  
 1996

**PARKING RATIO**  
 5.6/1000

**LEASE RATE**  
 \$10.00/sf Lower Level  
 \$14.50/sf Upper Level  
 NNN = \$3.80/sf

**SALE PRICE**  
 \$2,200,000  
 CAP Rate 8%  
 NOI \$176,626.20



*Demographics*

3 Mile Radius, Dated 2006

**CURRENT POPULATION**  
 93,823

**MEDIAN HOUSEHOLD INCOME**  
 \$86,826

**HOUSEHOLDS**  
 33,067

**Exclusive Listing Agent**  
 McKelvey Properties, Inc.

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