

Free Rent!

Great Exposure on Hwy K!

Building Size:	2 Bldgs - 20,092 sf
Lot Size:	2.88 Acres
Space Available:	Unit 115 - 1,200 sf Unit 117 - 1,200 sf
Frontage:	362' Along Hwy K
Zoning:	C-2
Municipality:	O'Fallon
Traffic Count:	38,005 On Hwy K, North of Hwy N
Topography:	Level
Utilities:	All at Site
Lease Rate:	\$17.00/sf NNN NNN = \$5.30/sf
Current Tenants:	Robert Olson, Jr., DDS, PC Subway Carries Chiropractic Wellness Carousel Chocolates

Shari Nevels

636-448-1293 mobile

snevels@mckelveyproperties.com




**negotiated based upon tenant, terms*

and any other conditions requested by Owner.



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

	101-129 O'Fallon Common , MO 63366 Radius: 1.0 miles	101-129 O'Fallon Common , MO 63366 Radius: 3.0 miles	101-129 O'Fallon Common , MO 63366 Radius: 5.0 miles
Latitude: 38.7649			
Longitude: -90.7033			
 2000 Total Population	9,198	58,670	112,218
2000 Group Quarters	11	155	631
2007 Total Population	12,600	81,602	149,190
2012 Total Population	15,333	99,728	179,622
2007 - 2012 Annual Rate	4%	4.09%	3.78%
 2000 Households	2,958	19,126	37,825
2000 Average Household Size	3.11	3.06	2.95
2007 Households	4,151	26,963	51,407
2007 Average Household Size	3.03	3.02	2.89
2012 Households	5,092	33,085	62,352
2012 Average Household Size	3.01	3.01	2.87
2007 - 2012 Annual Rate	4.17%	4.18%	3.94%
2000 Families	2,594	15,953	30,965
2000 Average Family Size	3.32	3.36	3.27
2007 Families	3,584	22,080	41,101
2007 Average Family Size	3.26	3.34	3.24
2012 Families	4,349	26,747	49,066
2012 Average Family Size	3.25	3.34	3.23
2007 - 2012 Annual Rate	3.95%	3.91%	3.61%
 2000 Housing Units	3,042	19,754	38,972
Owner Occupied Housing Units	95.3%	90.3%	87.7%
Renter Occupied Housing Units	2.6%	6.5%	9.3%
Vacant Housing Units	2.1%	3.2%	3.0%
2007 Housing Units	4,263	27,733	52,786
Owner Occupied Housing Units	94.5%	90.8%	88.2%
Renter Occupied Housing Units	2.9%	6.4%	9.1%
Vacant Housing Units	2.6%	2.8%	2.6%
2012 Housing Units	5,257	34,070	64,129
Owner Occupied Housing Units	93.9%	90.7%	88.1%
Renter Occupied Housing Units	3.0%	6.4%	9.2%
Vacant Housing Units	3.1%	2.9%	2.8%
Median Household Income			
2000	\$63,488	\$62,285	\$61,540
2007	\$83,763	\$82,836	\$79,752
2012	\$104,597	\$104,395	\$98,713
Median Home Value			
2000	\$133,971	\$134,153	\$128,367
2007	\$218,798	\$216,015	\$207,110
2012	\$237,970	\$239,810	\$229,791
Per Capita Income			
2000	\$22,372	\$22,856	\$23,694
2007	\$32,326	\$33,053	\$32,824
2012	\$41,200	\$42,733	\$41,504
Median Age			
2000	30.2	31.6	32.9
2007	31.1	32.2	33.8
2012	29.4	32.0	33.7