

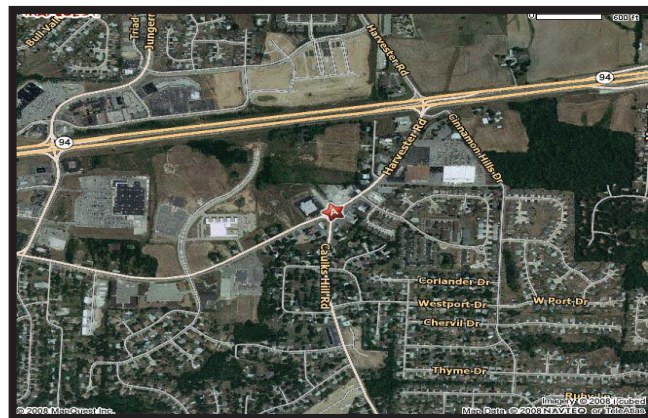
OFFICE/RETAIL/INDUSTRIAL FOR LEASE



4025 OLD HIGHWAY 94 S
ST. PETERS, MO 63376



**Call agent for current availability*



24 Individual Units

Current Available Units - D, L, N & P

BUILDING

| | |
|-------------------------|-----------|
| Size: | 26,988 sf |
| Space Available: | Varies* |
| Min Divisible: | 1,125 sf |
| # of Stories: | (1) one |
| Year Built: | 1988 |
| Multi-Tenant: | Yes |

UNIT

| | |
|----------------------------|-------------------|
| Size: | 1,125 sf |
| *7 Loading Docks: | (1) one |
| Height x Width: | 8' x 10' |
| *Drive-in Doors: | (1) one |
| Height x Width: | 8' x 10' |
| Ceiling Height: | 10' low; 12' high |
| # of Restrooms: | (1) one per unit |
| Electric: | 3 phase |
| HVAC: | Yes |
| Floor Construction: | Concrete |
| Roof Construction: | Tar |

LOT

| | |
|-----------------------------------|----------------------|
| Size: | 2.37 Ac; 103,237 sf |
| Frontage: | Approx. 364' |
| Zoning & Municipality: | I-1 |
| Utilities: | Elec/Gas/Sewer/Water |

LEASE RATE:

\$750.00/month per unit
plus \$60.00/month CAM

*Front units have one drive-in; rear units have one dock high
Two (2) buildings with 12 units each. Perfect for small business, manufacturer or distributor. Approximate size of each unit is 25' x 45'. Close to Hwy 94 & Harvester.

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

Shari Nevels
636-448-1293
snevels@mckelveyproperties.com

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

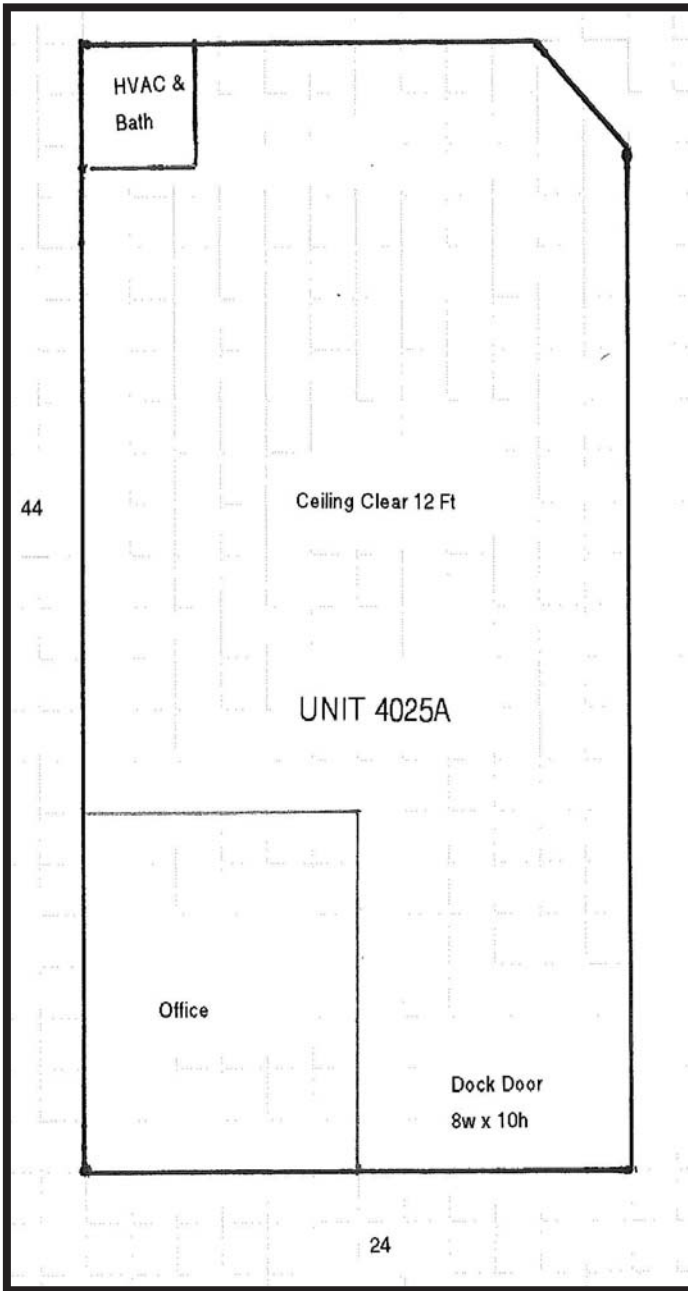


MCKELVEY PROPERTIES
building relationships . creating wealth

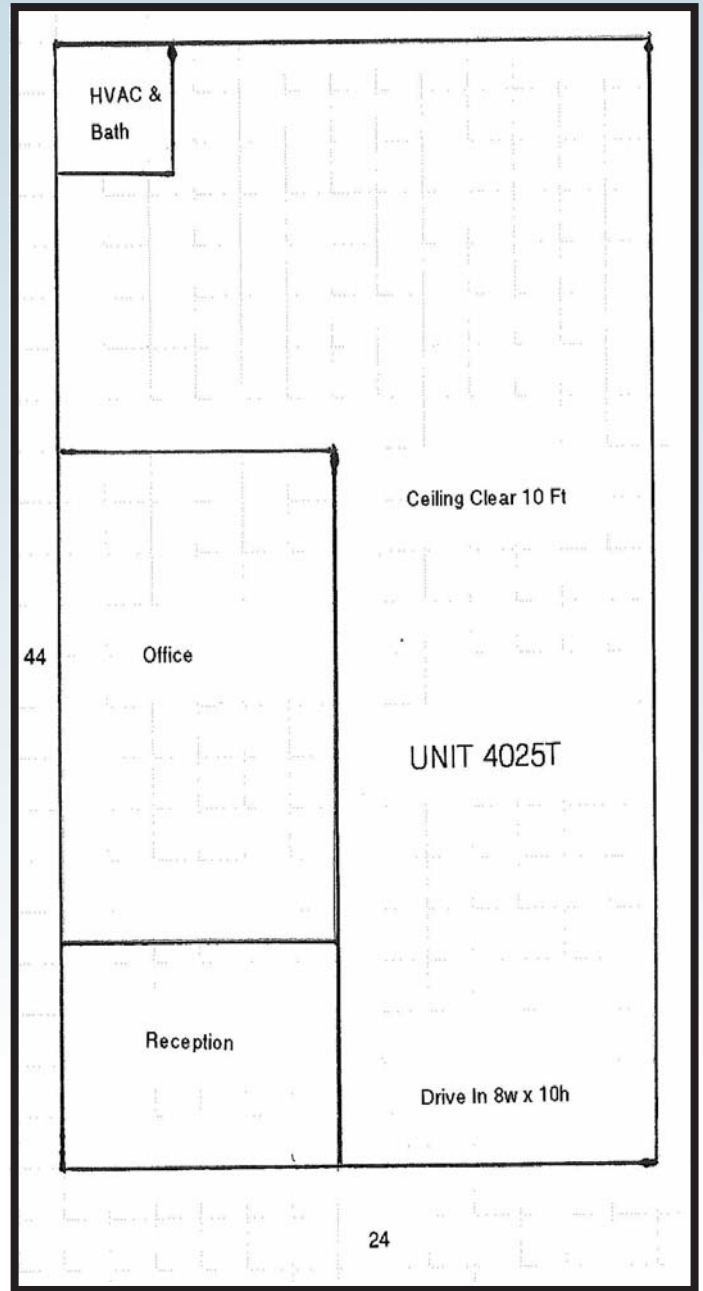
TYPICAL FLOOR PLANS



4025 OLD HIGHWAY 94 S
ST. PETERS, MO 63376



TYPICAL REAR






TYPICAL FRONT



MCKELVEY PROPERTIES
building relationships . creating wealth

4025 OLD HIGHWAY 94 S
ST. PETERS, MO 63376

| 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.

