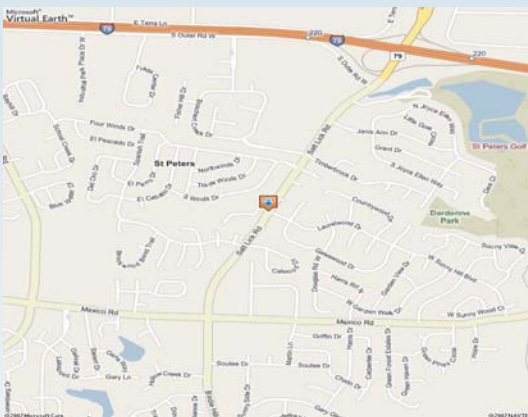


# RETAIL FOR LEASE

505-555 SALT LICK ROAD  
ST. PETERS, MO 63376



Building B



Building A

Multi-tenant, Class A shopping center with quick access to I-70. Lots of new commercial development in a high traffic area.

**DIRECTIONS:** Take I-70 South Salt Lick Rd to property on right.

Patricia McKelvey  
pmckelvey@mckelveyproperties.com  
636-669-9111 / Office  
636-669-9117 / Fax

- Building Sizes:** Bldg A: 9,800 sf  
Bldg B: 24,360 sf
- Space Available:** Bldg A: 9,800 sf  
Bldg B: 15,228 sf
- Min Divisible:** 1,350 sf
- Max Contiguous:** 10,800 sf
- Lot Size:** 3.09 Ac
- Frontage:** 672.5' along Salt Lick
- Zoning:** C-2
- Municipality:** City of St. Peters
- Topography:** Level
- Parking:** 176 Spaces
- Utilities:** All at Site
- Traffic Count:** 21,771 north of Janis Ann (2010)
- Current Tenants:** Just Cruises, Ameristaff, State Farm, Great Clips, Westgate Christian Academy Daycare Center, American Home Patient and The Medicine Shoppe.
- Lease Rate:** \$14.50/sf NNN (NNN \$3.65/sf)

2154 Bluestone Drive  
St. Charles, Missouri 63303

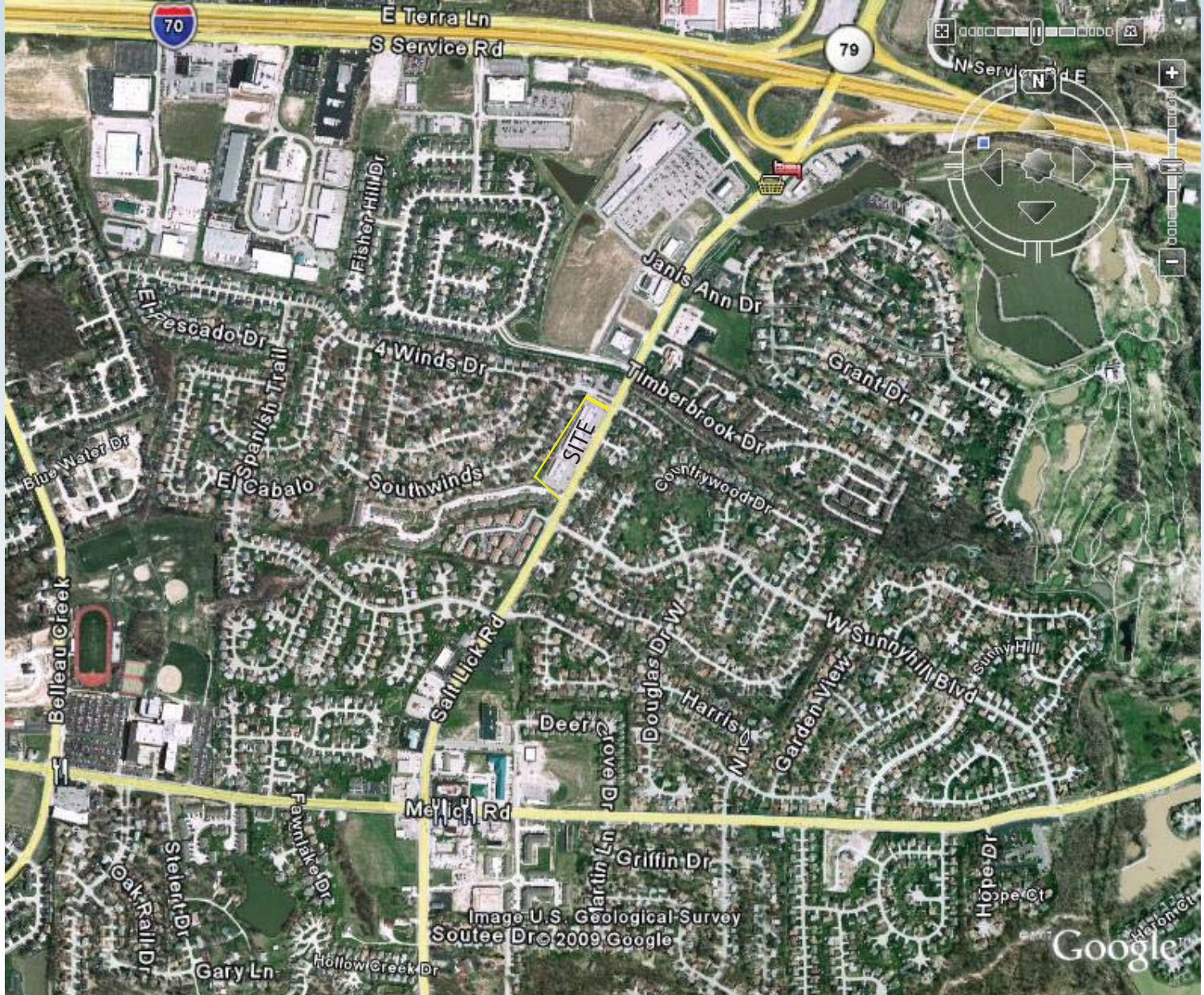


**MCKELVEY PROPERTIES**  
building relationships . creating wealth  
www.mckelveyproperties.com

# AERIAL

505-555 SALT LICK ROAD  
ST. PETERS, MO 63376

# MP



**MCKELVEY PROPERTIES**  
building relationships . creating wealth




No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is subject to errors, omissions, change of price, withdrawal without notice, prior to sale or any other listing conditions imposed by the principals.



# DEMOGRAPHICS

505-555 SALT LICK ROAD  
ST. PETERS, MO 63367



Salt Lick Center	505 Salt Lick Rd Saint Peters, MO 63376	505 Salt Lick Rd Saint Peters, MO 63376	505 Salt Lick Rd Saint Peters, MO 63376
Latitude: 38.79264	Radius: 1.0 mile	Radius: 3.0 mile	Radius: 5.0 mile
Longitude: -90.659118			
 2000 Total Population	8,874	56,553	128,927
2000 Group Quarters	9	340	674
2007 Total Population	9,967	68,615	159,946
2012 Total Population	11,191	79,613	187,541
2007 - 2012 Annual Rate	2.34%	3.02%	3.23%
 2000 Households	2,976	19,438	43,576
2000 Average Household Size	2.98	2.89	2.94
2007 Households	3,440	24,156	55,237
2007 Average Household Size	2.89	2.83	2.88
2012 Households	3,902	28,274	65,223
2012 Average Household Size	2.87	2.8	2.87
2007 - 2012 Annual Rate	2.55%	3.2%	3.38%
2000 Families	2,458	15,409	35,242
2000 Average Family Size	3.29	3.26	3.29
2007 Families	2,767	18,708	43,569
2007 Average Family Size	3.23	3.21	3.25
2012 Families	3,084	21,545	50,595
2012 Average Family Size	3.21	3.2	3.25
2007 - 2012 Annual Rate	2.19%	2.86%	3.04%
 <b>2000 Housing Units</b>	3,026	20,005	44,670
Owner Occupied Housing Units	91.6%	85.1%	86.3%
Renter Occupied Housing Units	6.7%	12.2%	11.1%
Vacant Housing Units	1.6%	2.7%	2.6%
<b>2007 Housing Units</b>	3,493	24,783	56,443
Owner Occupied Housing Units	91.4%	85.8%	86.9%
Renter Occupied Housing Units	7.1%	11.7%	10.9%
Vacant Housing Units	1.5%	2.5%	2.1%
<b>2012 Housing Units</b>	3,973	29,049	66,752
Owner Occupied Housing Units	90.9%	85.7%	86.8%
Renter Occupied Housing Units	7.3%	11.6%	10.9%
Vacant Housing Units	1.8%	2.7%	2.3%
<b>Median Household Income</b>			
2000	\$61,291	\$57,469	\$60,475
2007	\$77,628	\$74,882	\$77,329
2012	\$92,738	\$88,765	\$93,012
<b>Median Home Value</b>			
2000	\$113,136	\$112,049	\$119,173
2007	\$182,513	\$182,220	\$192,263
2012	\$196,888	\$198,120	\$213,290
<b>Per Capita Income</b>			
2000	\$22,441	\$21,599	\$22,564
2007	\$30,405	\$29,652	\$30,936
2012	\$37,338	\$36,525	\$38,564
<b>Median Age</b>			
2000	33.9	32.5	32.8
2007	35.0	33.3	33.9
2012	34.0	32.9	33.8

**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.

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is subject to errors, omissions, change of price, withdrawal without notice, prior to sale or any other listing conditions imposed by the principals.