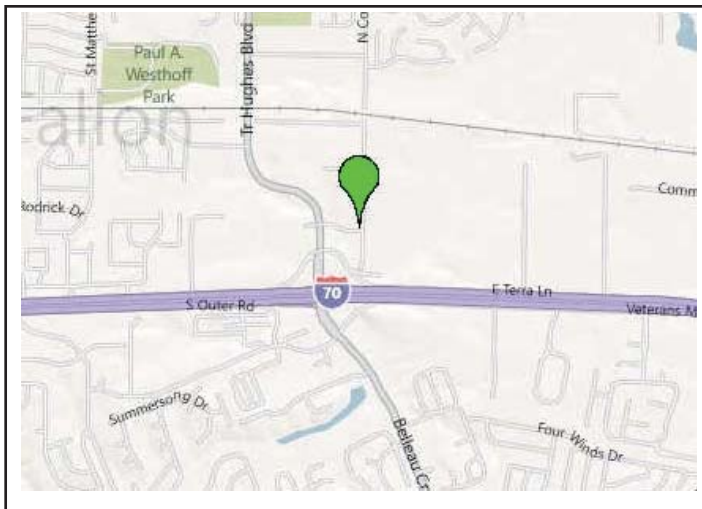


OFFICE FOR SALE OR LEASE

507 S COOL SPRINGS ROAD
O'FALLON, MISSOURI 63366



Lot Size	3.42 ac (148,975 sf)
Building Size	14,486 sf
Avail Max Cont	7,273 sf
Stories	(2) Two
Zoning	C-2
Parking Ratio	8/1000
Lease Rate	\$13/sf modified gross
Sale Price	\$1,850,000.00

Available space has eleven class room size offices with reception area, break room and administration offices.

Located with quick access to TR Hughes Blvd. and high visibility to Hwy 70.

Directions: I-70 west to right on TR Hughes Blvd. Right on Public Works, right on S. Cool Springs Road.



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Patricia McKelvey

pmckelvey@mckelveyproperties.com

636-448-1294 cell

636-669-9111 office

636-669-9117 fax

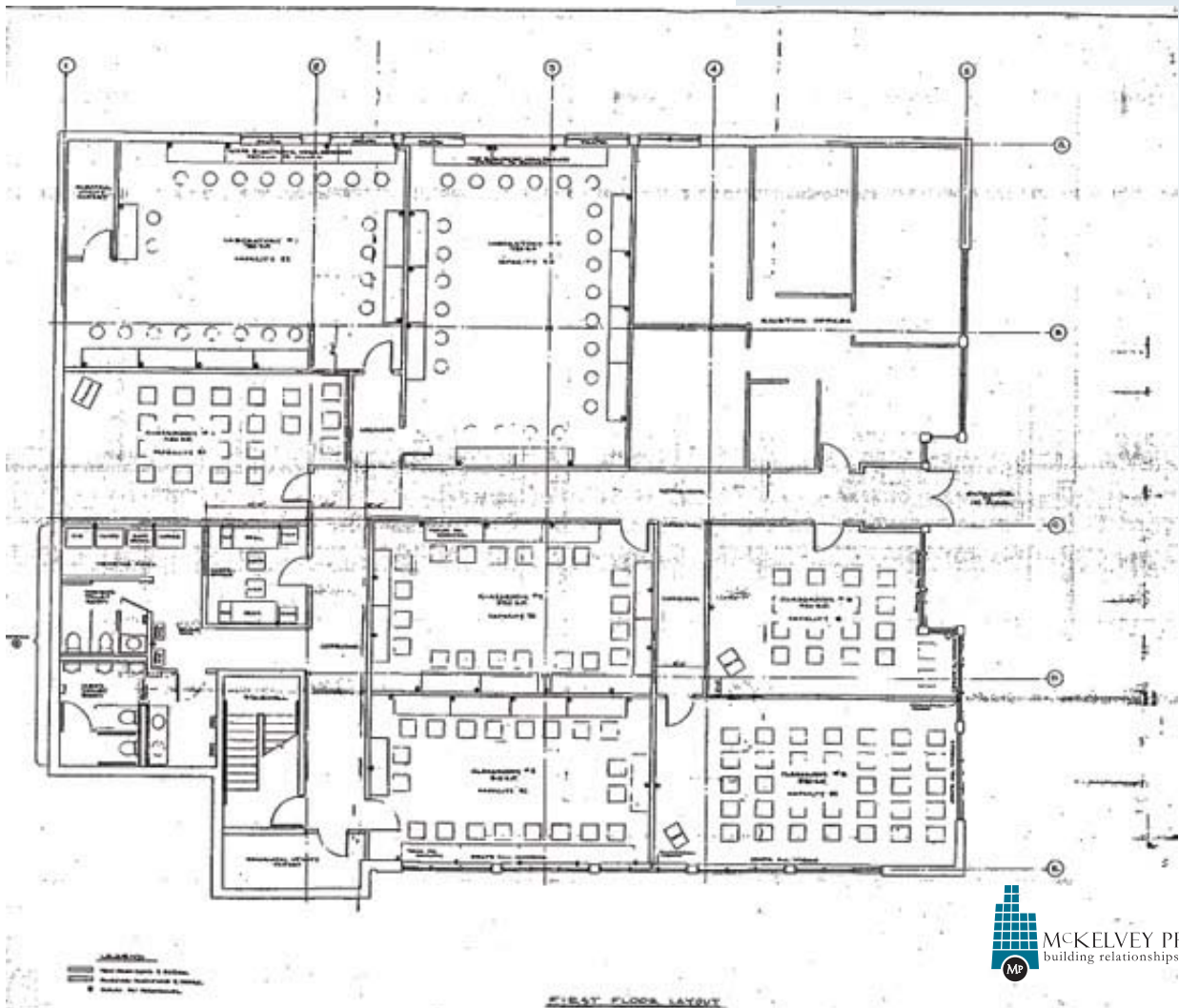
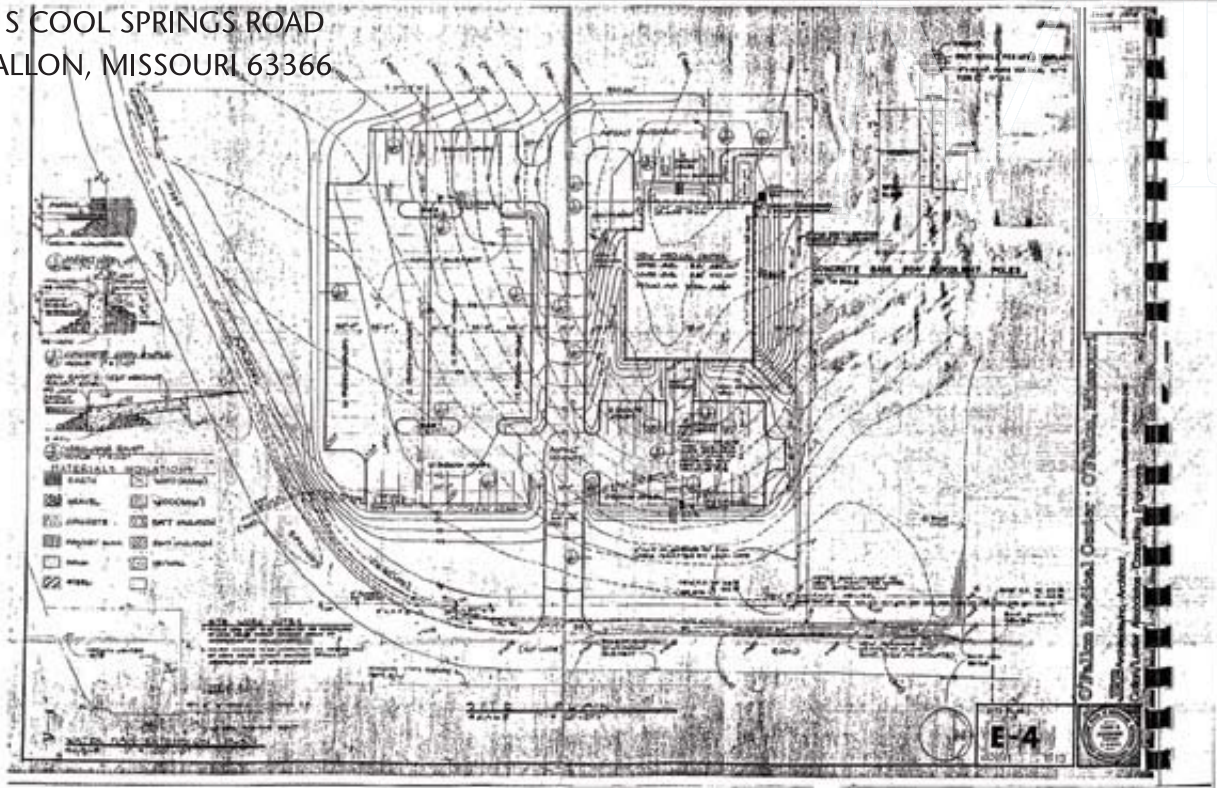
2154 Bluestone Drive

St. Charles, Missouri 63303

www.mckelveyproperties.com

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507 S COOL SPRINGS ROAD
O'FALLON, MISSOURI 63366



507 S COOL SPRINGS ROAD
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507 S Cool Springs Rd, O Fal...

Latitude: 38.805786

Longitude: -90.676235

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	5,480	50,124	103,692
2000 Group Quarters	96	360	554
2010 Total Population	7,832	66,083	135,930
2015 Total Population	8,581	72,734	149,991
2010 - 2015 Annual Rate	1.84%	1.94%	1.99%
 2000 Households	1,835	17,183	35,052
2000 Average Household Size	2.93	2.9	2.94
2010 Households	2,703	23,476	47,540
2010 Average Household Size	2.86	2.8	2.85
2015 Households	2,989	26,090	52,903
2015 Average Household Size	2.84	2.77	2.82
2010 - 2015 Annual Rate	2.03%	2.13%	2.16%
2000 Families	1,441	13,744	28,357
2000 Average Family Size	3.32	3.24	3.28
2010 Families	2,028	18,185	37,290
2010 Average Family Size	3.32	3.19	3.23
2015 Families	2,202	19,932	40,972
2015 Average Family Size	3.33	3.19	3.23
2010 - 2015 Annual Rate	1.66%	1.85%	1.9%
 2000 Housing Units	1,893	17,706	36,044
Owner Occupied Housing Units	88.1%	85.6%	86.3%
Renter Occupied Housing Units	9.2%	11.4%	10.9%
Vacant Housing Units	2.7%	3.0%	2.8%
2010 Housing Units	2,823	24,577	49,748
Owner Occupied Housing Units	85.1%	83.8%	83.7%
Renter Occupied Housing Units	10.6%	11.7%	11.9%
Vacant Housing Units	4.3%	4.5%	4.4%
2015 Housing Units	3,168	27,706	56,203
Owner Occupied Housing Units	83.4%	82.6%	82.3%
Renter Occupied Housing Units	11.0%	11.6%	11.8%
Vacant Housing Units	5.7%	5.8%	5.9%
Median Household Income			
2000	\$56,823	\$58,816	\$59,982
2010	\$72,437	\$74,871	\$77,959
2015	\$78,247	\$83,504	\$89,652
Median Home Value			
2000	\$112,874	\$112,950	\$118,876
2010	\$162,782	\$167,491	\$174,419
2015	\$196,028	\$201,512	\$213,849
Per Capita Income			
2000	\$21,016	\$21,359	\$22,237
2010	\$28,329	\$29,697	\$30,797
2015	\$31,513	\$33,026	\$34,126
Median Age			
2000	32.7	32.4	32.6
2010	32.2	33.3	33.5
2015	32.3	33.3	33.5

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 2010 and 2015.



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