

OFFICE / RETAIL FOR LEASE

WELDON CENTRE

YOUNG DRIVE

WELDON SPRING, MISSOURI 63304



Building Size	13,565 sf
Space Available	Upper Level - 8,765 sf Suite 6028: 1,200 sf Suite 6032: 1,365 sf Suite 6034/6034/6038 total of 5000 sf
Zoning	C2, City of Weldon Spring
Stories	(2) Two
Year Built	2000
Parking Ratio	4/1000
Lease Rate	Upper level - \$13.50/sq.ft. NNN Lower level - \$11.00/sq.ft. NNN NNN = \$3.70/sf



McKELVEY PROPERTIES
building relationships . creating wealth

Patricia McKelvey

pmckelvey@mckelveyproperties.com

636-669-9111 office 636-669-9117 fax

2154 Bluestone Drive

St. Charles, Missouri 63303

www.mckelveyproperties.com

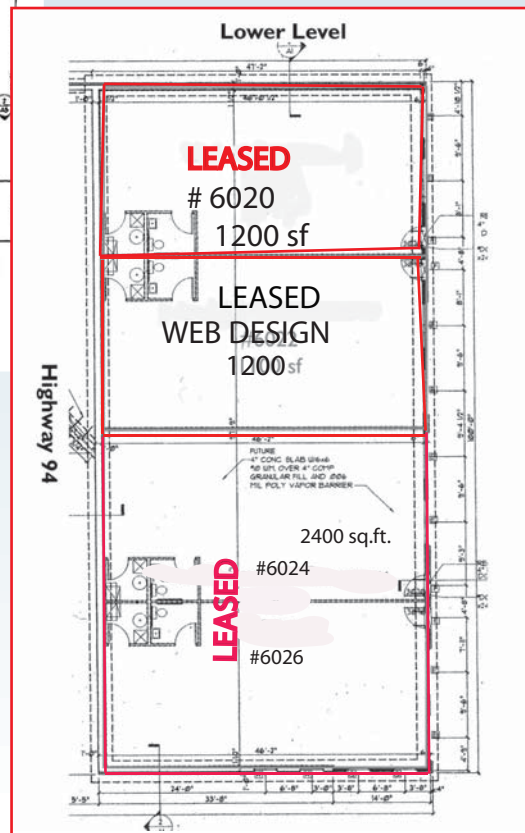
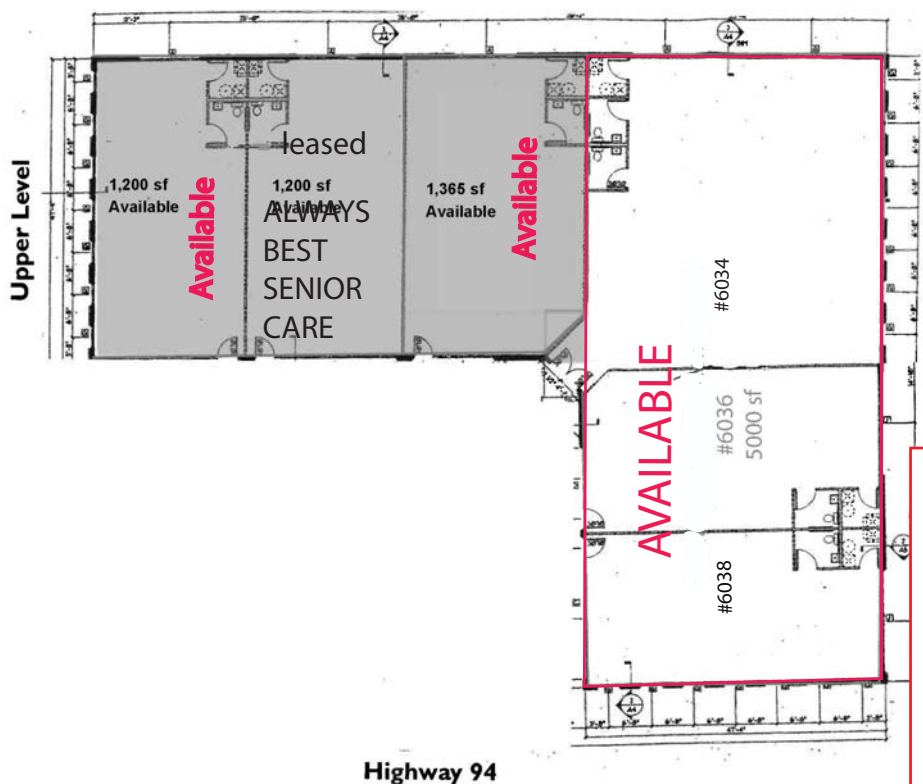
This property is less than a mile to I-40/64,
visible from heavily travelled Highway 94.

OFFICE / RETAIL FOR LEASE

WELDON CENTRE

YOUNG DRIVE

WELDON SPRING, MISSOURI 63304



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 submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

OFFICE / RETAIL FOR LEASE



WELDON CENTRE

YOUNG DRIVE

WELDON SPRING, MISSOURI 63304



Units 6024-6026



waiting area



exam rooms



main room

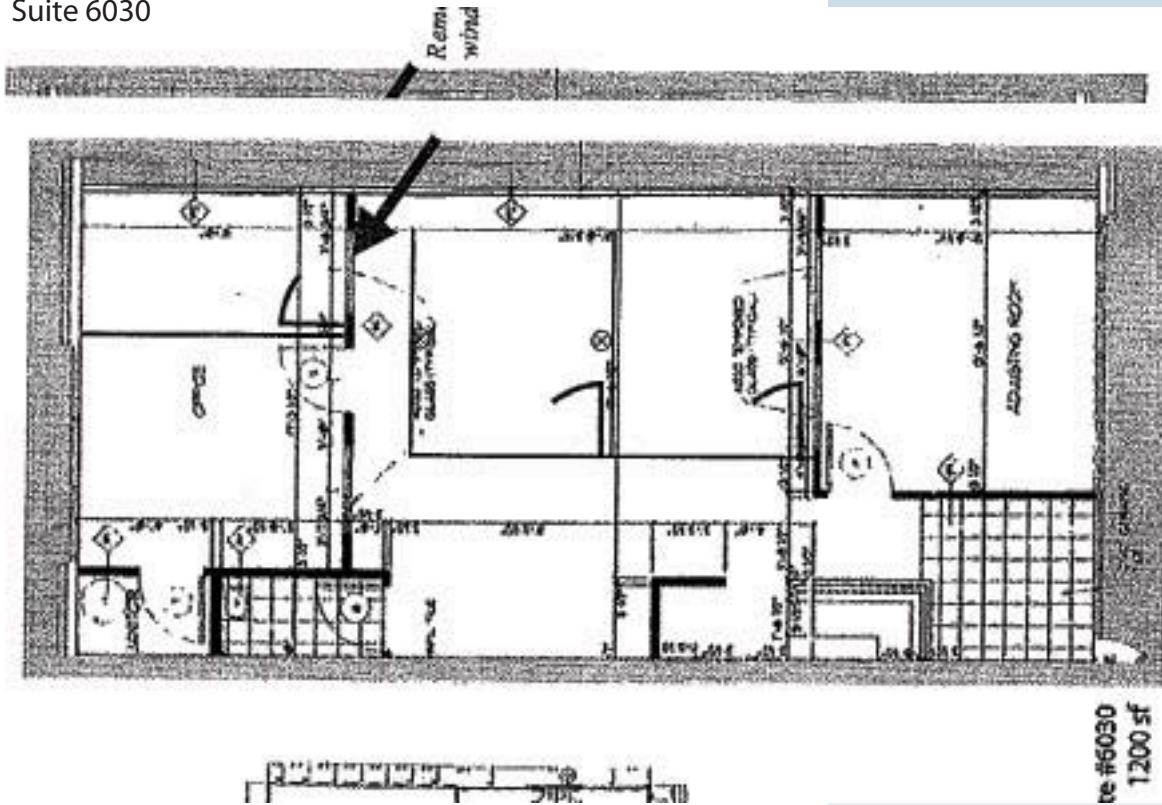


WELDON CENTRE

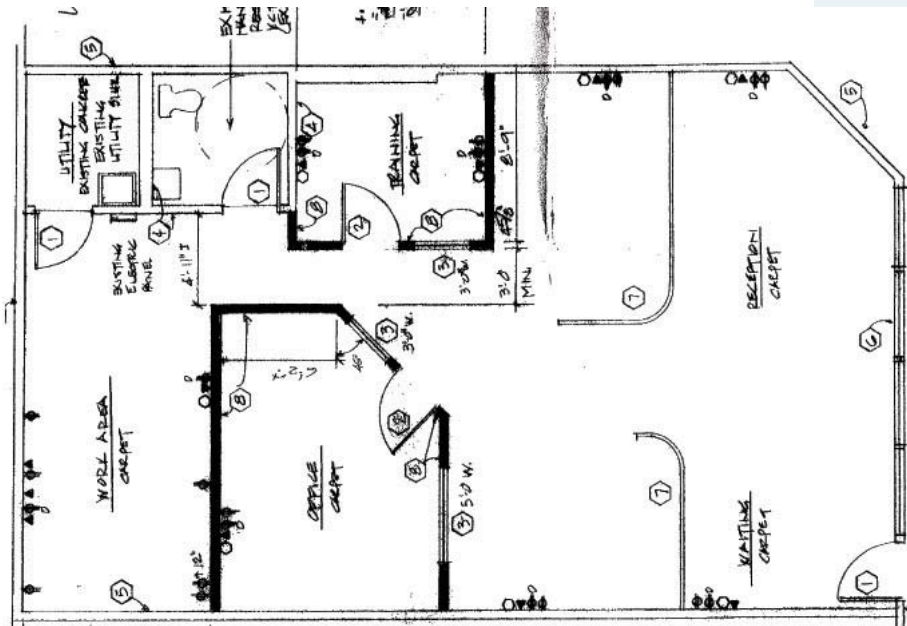
YOUNG DRIVE

WELDON SPRING, MISSOURI 63304

Suite 6030



Suite 6032






Weldon Centre
 Young Drive
 St. Charles, MO 63304



6020 Young Dr, Saint Charles...

Latitude: 38.712532
 Longitude: -90.679145
 Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2000 Total Population	3,246	20,937	70,507
2000 Group Quarters	60	269	324
2009 Total Population	3,453	26,650	95,412
2014 Total Population	3,609	29,781	107,439
2009 - 2014 Annual Rate	0.89%	2.25%	2.4%
 2000 Households	1,136	6,761	22,614
2000 Average Household Size	2.8	3.06	3.1
2009 Households	1,261	8,856	31,410
2009 Average Household Size	2.69	2.98	3.03
2014 Households	1,335	9,961	35,574
2014 Average Household Size	2.66	2.96	3.01
2009 - 2014 Annual Rate	1.15%	2.38%	2.52%
2000 Families	973	5,794	19,445
2000 Average Family Size	3.08	3.35	3.37
2009 Families	1,048	7,374	26,387
2009 Average Family Size	3.01	3.31	3.33
2014 Families	1,092	8,174	29,494
2014 Average Family Size	3	3.32	3.33
2009 - 2014 Annual Rate	0.83%	2.08%	2.25%
 2000 Housing Units	1,166	6,933	23,206
Owner Occupied Housing Units	92.7%	92.3%	91.4%
Renter Occupied Housing Units	5.6%	4.9%	6.0%
Vacant Housing Units	1.6%	2.8%	2.7%
2009 Housing Units	1,304	9,299	32,944
Owner Occupied Housing Units	90.0%	89.8%	88.6%
Renter Occupied Housing Units	6.7%	5.5%	6.8%
Vacant Housing Units	3.3%	4.8%	4.7%
2014 Housing Units	1,383	10,486	37,381
Owner Occupied Housing Units	89.6%	89.5%	88.3%
Renter Occupied Housing Units	6.9%	5.5%	6.9%
Vacant Housing Units	3.5%	5.0%	4.8%
Median Household Income			
2000	\$77,572	\$76,891	\$68,181
2009	\$104,497	\$107,377	\$98,857
2014	\$109,009	\$111,894	\$106,177
Median Home Value			
2000	\$167,037	\$166,691	\$145,146
2009	\$255,125	\$252,175	\$216,167
2014	\$299,910	\$297,114	\$259,278
Per Capita Income			
2000	\$30,246	\$29,395	\$25,763
2009	\$41,332	\$41,901	\$38,060
2014	\$43,397	\$43,970	\$39,973
Median Age			
2000	36.0	34.7	32.5
2009	37.6	34.9	32.8
2014	36.9	33.7	32.3

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 2009 and 2014.