

## AVAILABLE NEAR PAGE & HWY 94

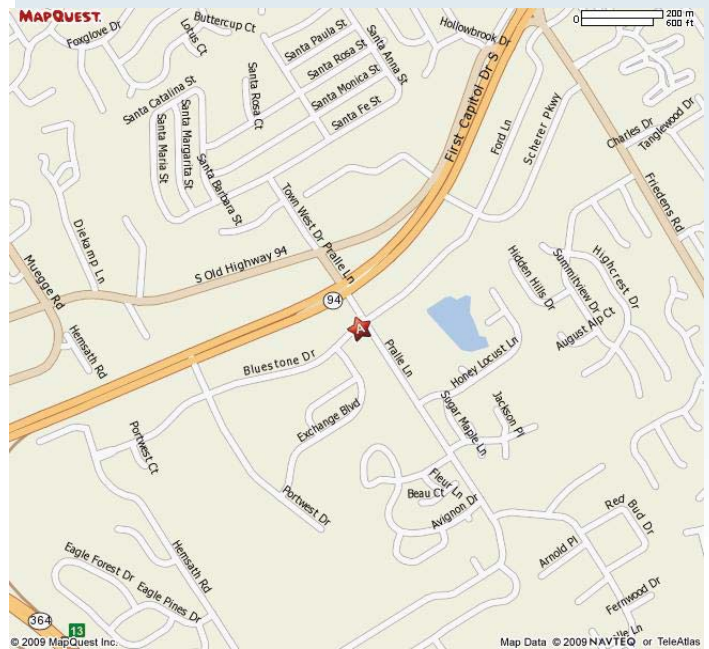


## SINGLE TENTANT BUILDING FOR ONLY \$9.00/SQ.FT.!!!!!!

<b>Building Size:</b>	3500 sf
<b>Lot Size:</b>	.42 Acres
<b>Parking Ratio:</b>	18 Spaces
<b>Frontage:</b>	100'
<b>Zoning:</b>	Commercial (office)
<b>Municipality:</b>	St. Charles
<b>Taxes:</b>	\$7,629.95 (2011)
<b>Lease Rate:</b>	\$9.00/sf NNN NNN = \$3.50/sf

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St. Charles, Missouri 63303  
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**DIRECTIONS:** Hwy 94 to Pralle Lane (south), right on Bluestone to property on left. Directly across from T.G.I.Fridays.



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# INTERIOR PHOTOS

2010 Bluestone Dr.  
St. Charles, MO 63303

# MP



LOBBY



RECEPTION AREA



PRIVATE OFFICE



RECEPTION DESK



CONFERENCE ROOM



BULL PEN  
AREA



PRIVATE OFFICE



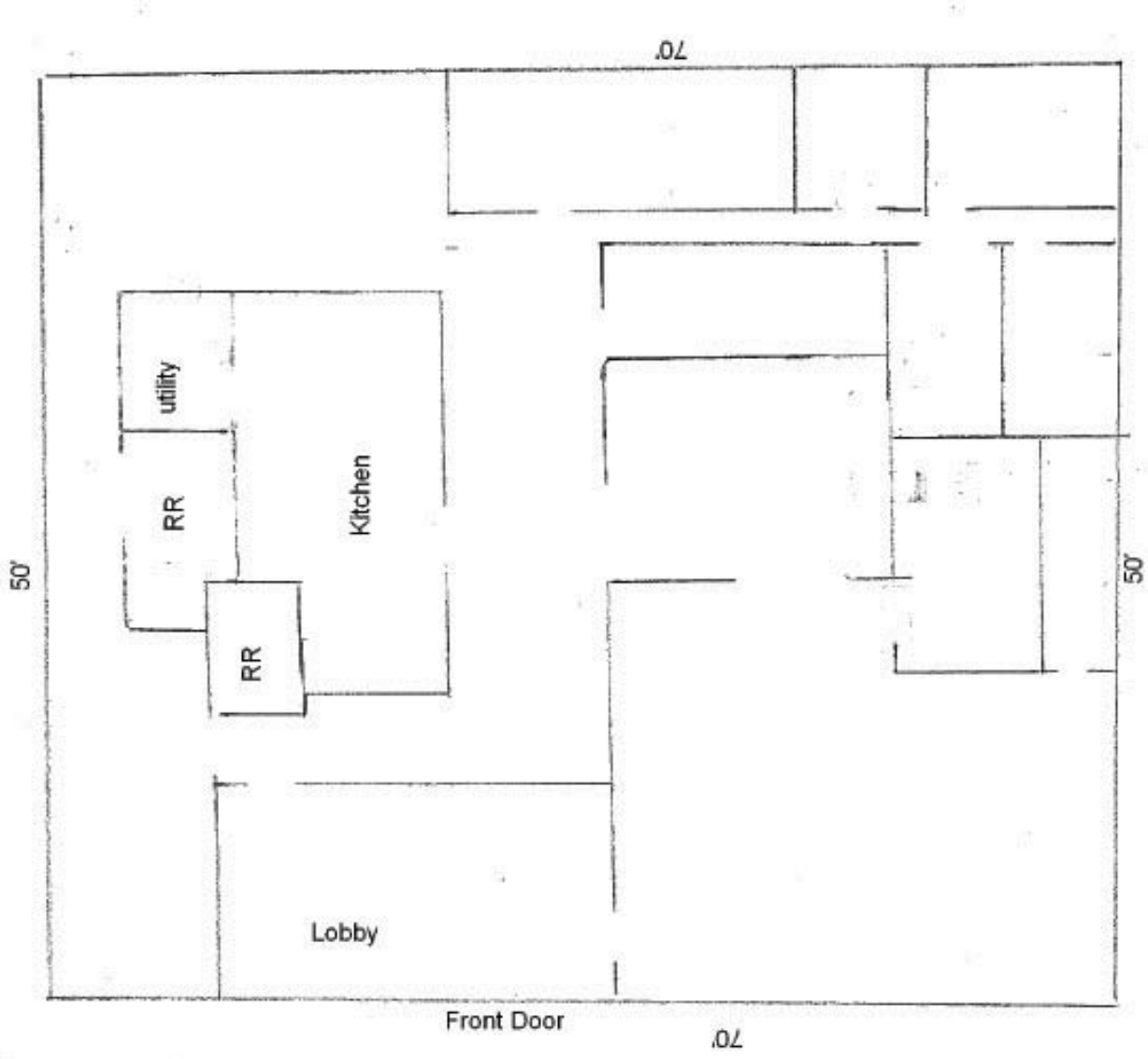
PRIVATE CONFERENCE

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# FLOOR PLAN

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# MP



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# DEMOGRAPHICS

2010 Bluestone Dr.  
St. Charles, MO 63303



**ADDRESS**

Latitude: 38.759886      38.759886, -90.529821      38.759886, -90.529821      38.759886, -90.529821  
Longitude: -90.529821      Radius: 1 Miles      Radius: 3 Miles      Radius: 5 Miles



2000 Total Population	9,447	71,871	152,106
2000 Group Quarters	140	2,460	3,106
2009 Total Population	11,237	76,983	163,263
2014 Total Population	12,166	79,957	169,728
2009 - 2014 Annual Rate	1.6%	0.76%	0.78%



2000 Households	3,871	28,153	57,345
2000 Average Household Size	2.4	2.47	2.6
2009 Households	4,722	31,366	64,047
2009 Average Household Size	2.35	2.38	2.5
2014 Households	5,162	32,961	67,312
2014 Average Household Size	2.33	2.35	2.48
2009 - 2014 Annual Rate	1.8%	1%	1%
2000 Families	2,412	18,440	40,420
2000 Average Family Size	3.01	3.05	3.11
2009 Families	2,724	19,311	42,919
2009 Average Family Size	3.04	3.02	3.07
2014 Families	2,861	19,647	43,911
2014 Average Family Size	3.06	3.03	3.07
2009 - 2014 Annual Rate	0.99%	0.35%	0.46%



<b>2000 Housing Units</b>	4,032	29,162	59,161
Owner Occupied Housing Units	64.1%	66.3%	74.2%
Renter Occupied Housing Units	31.5%	30.1%	22.7%
Vacant Housing Units	4.4%	3.6%	3.1%
<b>2009 Housing Units</b>	5,043	33,215	67,371
Owner Occupied Housing Units	59.6%	62.2%	70.6%
Renter Occupied Housing Units	34.0%	32.3%	24.5%
Vacant Housing Units	6.4%	5.6%	4.9%
<b>2014 Housing Units</b>	5,524	34,994	71,013
Owner Occupied Housing Units	58.7%	61.6%	69.9%
Renter Occupied Housing Units	34.7%	32.6%	24.9%
Vacant Housing Units	6.6%	5.8%	5.2%

**Median Household Income**

2000	\$46,974	\$49,692	\$54,178
2009	\$58,841	\$62,550	\$68,747
2014	\$58,184	\$59,537	\$69,312

**Median Home Value**

2000	\$115,171	\$113,223	\$114,370
2009	\$175,711	\$173,619	\$172,066
2014	\$213,503	\$211,672	\$208,600

**Per Capita Income**

2000	\$23,998	\$23,544	\$23,787
2009	\$31,211	\$31,377	\$31,837
2014	\$32,584	\$32,718	\$33,103

**Median Age**

2000	34.7	34.6	35.1
2009	35.8	36.1	36.6
2014	35.6	36.3	36.7

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.