

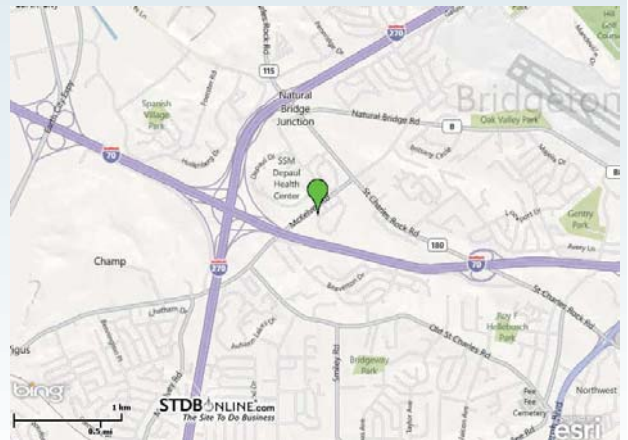


Building Size: 7,642 sf
Lot Size: .289 acre
Available space: 2000 sf
Zoning: OC - Office Commercial
Municipality: Bridgeton
Traffic Count: 24,390 along McKelvey Road
Parking: 5/1000
Taxes: \$22,362.08 (2010)
Lease Rate: 700 sf @ \$600.00 per month
Full Service
2000 sf @ \$14.00/sq.ft.
Modified gross

CONTACT

Patricia McKelvey
pmckelvey@mckelveyproperties.com
636-448-1294

2154 Bluestone Drive,
St. Charles, Missouri 63303
636-669-9111 / office
636-669-9117 / fax



DIRECTIONS: From I-270 exit South on to St. Charles Rock Road, turn right on to McKelvey Rd., left on to Bridgeland Dr.,



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3435 Bridgeland
Bridgeton, MO 63044

MP



DEMOGRAPHICS

3435 Bridgeland Dr.
Bridgeton, MO 63044






3435 Bridgeland Dr, Bridgeto...

Latitude: 38.747889

Longitude: -90.430009

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	6,026	45,388	148,737
2000 Group Quarters	190	721	3,203
2010 Total Population	5,672	43,068	143,965
2015 Total Population	5,539	42,322	142,013
2010 - 2015 Annual Rate	-0.47%	-0.35%	-0.27%
 2000 Households	2,401	18,970	63,615
2000 Average Household Size	2.43	2.35	2.29
2010 Households	2,324	18,505	63,255
2010 Average Household Size	2.36	2.29	2.22
2015 Households	2,287	18,300	62,806
2015 Average Household Size	2.34	2.27	2.21
2010 - 2015 Annual Rate	-0.32%	-0.22%	-0.14%
2000 Families	1,614	11,797	37,651
2000 Average Family Size	2.96	2.97	2.95
2010 Families	1,507	11,015	35,538
2010 Average Family Size	2.94	2.95	2.94
2015 Families	1,459	10,685	34,494
2015 Average Family Size	2.94	2.96	2.95
2010 - 2015 Annual Rate	-0.65%	-0.61%	-0.59%
 2000 Housing Units	2,477	19,982	67,036
Owner Occupied Housing Units	73.7%	65.2%	60.4%
Renter Occupied Housing Units	22.2%	29.6%	34.4%
Vacant Housing Units	4.2%	5.2%	5.2%
2010 Housing Units	2,536	20,368	69,090
Owner Occupied Housing Units	70.0%	61.5%	56.6%
Renter Occupied Housing Units	21.6%	29.4%	34.9%
Vacant Housing Units	8.4%	9.1%	8.4%
2015 Housing Units	2,554	20,513	69,878
Owner Occupied Housing Units	69.4%	60.2%	55.4%
Renter Occupied Housing Units	20.2%	29.0%	34.5%
Vacant Housing Units	10.5%	10.8%	10.1%
Median Household Income			
2000	\$51,065	\$46,076	\$43,554
2010	\$66,396	\$58,963	\$57,100
2015	\$73,390	\$65,049	\$63,152
Median Home Value			
2000	\$112,453	\$95,783	\$90,036
2010	\$138,641	\$118,927	\$116,562
2015	\$153,947	\$133,027	\$132,211
Per Capita Income			
2000	\$24,053	\$22,975	\$22,923
2010	\$30,896	\$28,545	\$29,371
2015	\$34,359	\$31,829	\$32,921
Median Age			
2000	41.6	37.6	36.6
2010	45.4	40.2	38.5
2015	45.9	40.6	38.8

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 2010 and 2015.