

RETAIL FOR SALE OR LEASE

17704 Chesterfield Airport Rd.
Chesterfield, MO 63005



Building Size	19,072sf
Space Available	7000 sq.ft. maximum 1,170 sq.ft. minimum
Zoning	C2
Municipality	Chesterfield
Traffic Count	21,100
Current Tenants	Edward Jones, Porter Paints, Lakeside Exteriors, La Especial
Lease Rate	\$19.00-\$22.00/sf NNN
Comments	Great opportunity to own real estate in densely populated Chesterfield. It has strong demographics in a thriving trade area with high traffic exposure.

Directions: U.S. 40 to Boone's Crossing, go westbound on Chesterfield Airport Road.



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Patricia McKelvey

pmckelvey@mckelveyproperties.com

636-669-9111 office

636-669-9117 fax

636-448-1294 mobile

2154 Bluestone Drive

St. Charles, Missouri 63303

www.mckelveyproperties.com

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DEMOGRAPHICS

17704 Chesterfield Airport Road
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17704 Chesterfield Airport Rd, Chesterfield, MO
63005-1212

Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

2009 Population

Total Population	539	13,078	75,218
Male Population	50.2%	50.2%	48.8%
Female Population	49.8%	49.8%	51.2%
Median Age	38.8	37.4	39.4

2009 Income

Median HH Income	\$174,466	\$139,861	\$108,170
Per Capita Income	\$76,331	\$72,936	\$52,111
Average HH Income	\$237,758	\$201,888	\$146,150

2009 Households

Total Households	146	4,676	26,837
Average Household Size	3.69	2.78	2.77

2009 Housing

Owner Occupied Housing Units	89.2%	73.3%	81.9%
Renter Occupied Housing Units	2.5%	20.1%	14.2%
Vacant Housing Units	8.2%	6.6%	4.0%

Population

1990 Population	235	5,226	50,516
2000 Population	514	11,952	69,538
2009 Population	539	13,078	75,218
2014 Population	543	13,299	77,170
1990-2000 Annual Rate	8.14%	8.62%	3.25%
2000-2009 Annual Rate	0.51%	0.98%	0.85%
2009-2014 Annual Rate	0.15%	0.34%	0.51%

In the identified market area, the current year population is 75,218. In 2000, the Census count in the market area was 69,538. The rate of change since 2000 was 0.85 percent annually. The five-year projection for the population in the market area is 77,170, representing a change of 0.51 percent annually from 2009 to 2014. Currently, the population is 48.8 percent male and 51.2 percent female.

Households

1990 Households	60	1,911	16,540
2000 Households	136	4,212	24,125
2009 Households	146	4,676	26,837
2014 Households	147	4,777	27,740
1990-2000 Annual Rate	8.53%	8.22%	3.85%
2000-2009 Annual Rate	0.77%	1.14%	1.16%
2009-2014 Annual Rate	0.14%	0.43%	0.66%

The household count in this market area has changed from 24,125 in 2000 to 26,837 in the current year, a change of 1.16 percent annually. The five-year projection of households is 27,740, a change of 0.66 percent annually from the current year total. Average household size is currently 2.77, compared to 2.84 in the year 2000. The number of families in the current year is 21,106 in the market area.

Housing

Currently, 81.9 percent of the 27,941 housing units in the market area are owner occupied; 14.2 percent, renter occupied; and 4.0 percent are vacant. In 2000, there were 24,813 housing units—83.4 percent owner occupied, 13.7 percent renter occupied and 2.9 percent vacant. The rate of change in housing units since 2000 is 1.29 percent. Median home value in the market area is \$294,788, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 2.71 percent annually to \$336,877. From 2000 to the current year, median home value changed by 3.5 percent annually.

Source: U.S. Bureau of the Census. 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.

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