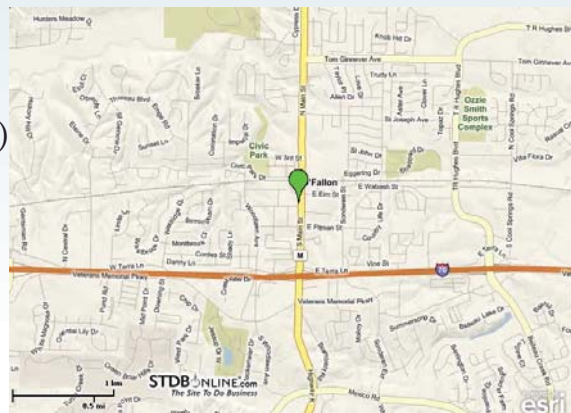


OFFICE FOR LEASE

103 CHURCH STREET
O'FALLON, MO 63366



Building Size: 10,439 sf
Available: Unit 103 - 1928.5 sf
Unit 113 - 3558 sf (can be divided)
Unit 105 - 1000+/- sf
Lot Size: 0.82 Acres
Parking Ratio: 51 Spaces
Frontage: 150'
Zoning: Commercial -
General Business
Municipality: O'Fallon
Taxes: \$15,642.57 (2011)
Lease Rate: \$16.00/sf modified gross
tenant responsible for
increases over base year



DIRECTIONS: I-70 to N on Hwy M to left on Church.
Property on right.

Shari Nevels
636-448-1293 Cell
snevels@mckelveyproperties.com

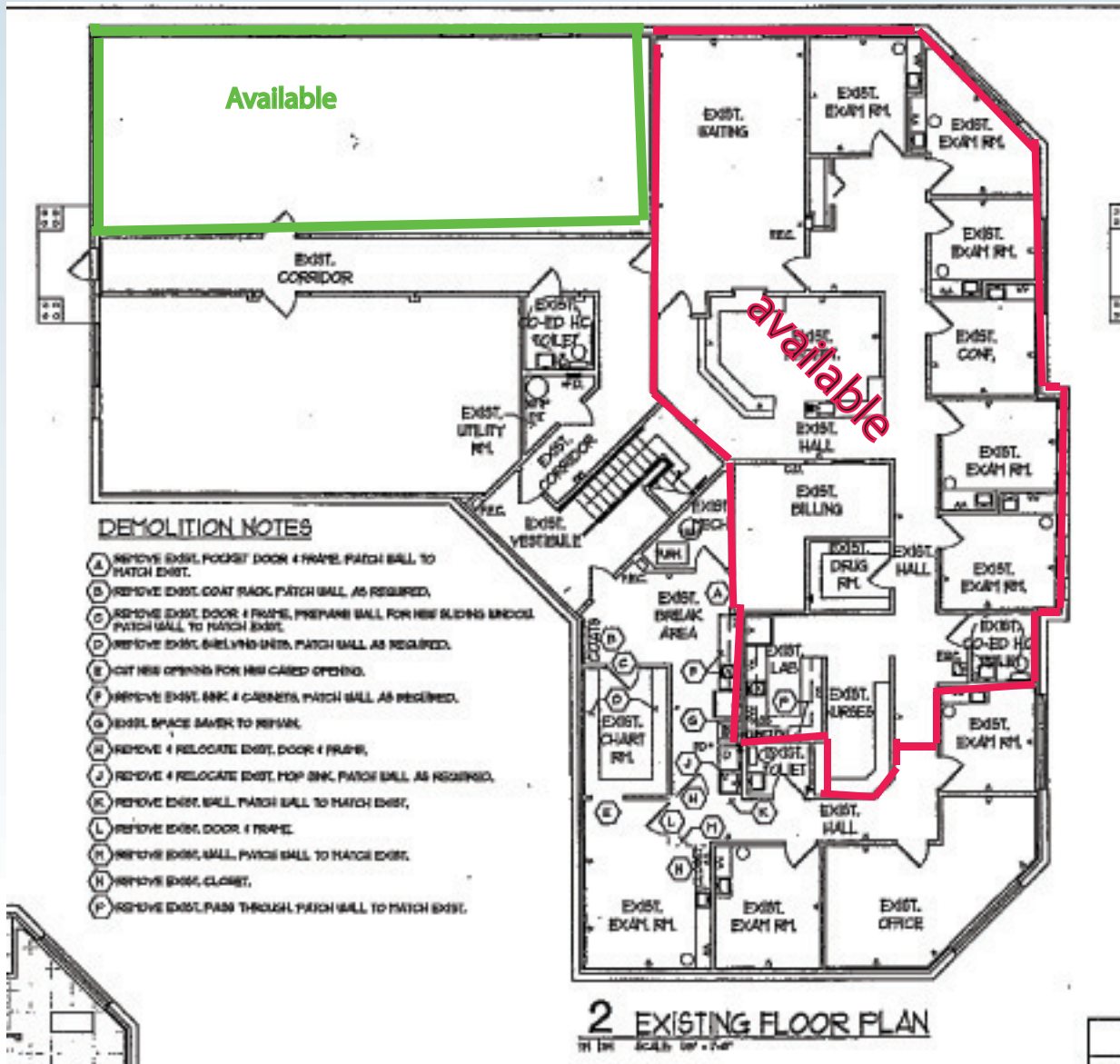
2154 Bluestone Drive,
St. Charles, Missouri 63303
636-669-9111 / office
636-669-9117 / fax



MCKELVEY PROPERTIES
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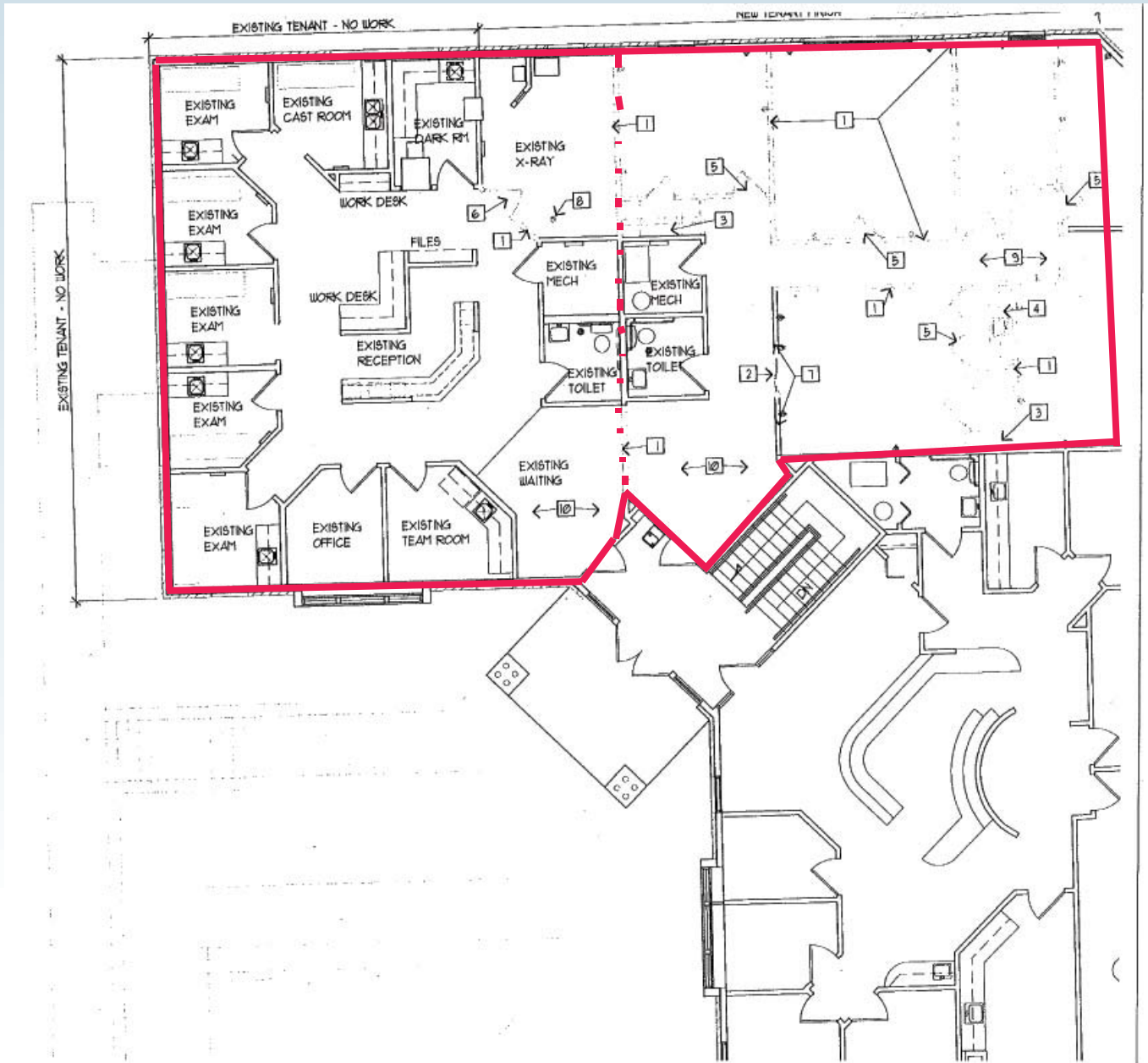
The Pinnacle Building

Unit 103 - 1928.5 sf -
 Unit 105 - 1000 +/- sf



The Pinnacle Building

Unit 113 - 3558 sf (can be divided as shown)



DEMOGRAPHICS

103 Church Street
O'Fallon, MO 63366






103 Church St, O'Fallon, MO ...

Latitude: 38.808807

Longitude: -90.7002

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
			
2000 Total Population	7,756	51,129	86,953
2000 Group Quarters	221	385	409
2010 Total Population	8,052	70,049	123,468
2015 Total Population	8,433	78,012	138,897
2010 - 2015 Annual Rate	0.93%	2.18%	2.38%
			
2000 Households	2,807	17,507	29,724
2000 Average Household Size	2.68	2.9	2.91
2010 Households	3,012	24,898	43,467
2010 Average Household Size	2.6	2.8	2.83
2015 Households	3,189	28,025	49,268
2015 Average Household Size	2.58	2.77	2.81
2010 - 2015 Annual Rate	1.15%	2.39%	2.54%
2000 Families	2,066	14,039	24,008
2000 Average Family Size	3.12	3.24	3.25
2010 Families	2,097	19,257	34,150
2010 Average Family Size	3.11	3.19	3.21
2015 Families	2,175	21,345	38,249
2015 Average Family Size	3.11	3.18	3.21
2010 - 2015 Annual Rate	0.73%	2.08%	2.29%
			
2000 Housing Units	2,928	18,041	30,698
Owner Occupied Housing Units	73.8%	85.5%	85.9%
Renter Occupied Housing Units	22.4%	11.5%	10.9%
Vacant Housing Units	3.7%	3.0%	3.2%
2010 Housing Units	3,191	26,121	45,729
Owner Occupied Housing Units	70.2%	83.1%	83.4%
Renter Occupied Housing Units	24.2%	12.2%	11.7%
Vacant Housing Units	5.6%	4.7%	4.9%
2015 Housing Units	3,429	29,830	52,660
Owner Occupied Housing Units	69.3%	81.6%	82.0%
Renter Occupied Housing Units	23.7%	12.3%	11.6%
Vacant Housing Units	7.0%	6.1%	6.4%
Median Household Income			
2000	\$47,463	\$56,188	\$59,301
2010	\$58,074	\$73,071	\$77,776
2015	\$61,883	\$80,860	\$90,333
Median Home Value			
2000	\$97,682	\$115,814	\$121,685
2010	\$145,524	\$169,785	\$179,236
2015	\$173,807	\$203,990	\$217,855
Per Capita Income			
2000	\$19,795	\$21,260	\$22,492
2010	\$26,225	\$29,264	\$31,150
2015	\$29,565	\$32,616	\$34,561
Median Age			
2000	34.6	32.1	32.6
2010	36.2	33.0	33.4
2015	36.5	33.1	33.3

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 2010 and 2015.