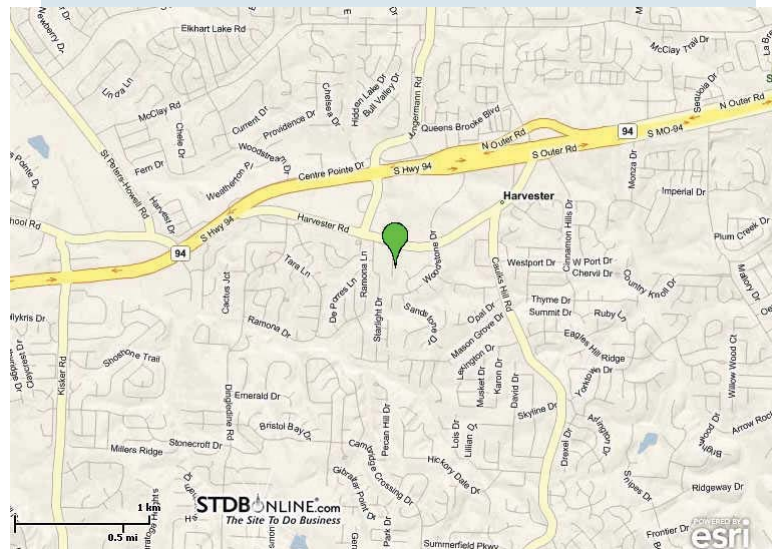


# INDUSTRIAL FOR LEASE

1574 CORNERSTONE DR.  
ST. PETERS, MO 63376



**Building Size:** 3,773sf  
**Office:** 500 sf  
**Lot Size:** .46 Acres  
**Drive In Door:** (1) - 14' x 12'  
**Dock Door:** (1) - 8' x 8'  
**Ceiling Height:** 17' clear  
**Zoning:** Light Industrial  
**Municipality:** St. Peters  
**Taxes:** \$5,071.76 (2009)  
**Lease Rate:** \$2,500/mth Modified Gross



**Shari Nevels**  
636-448-1293 cell  
snevels@mckelveyproperties.com

**Jessica Obermann**  
816-739-6721 cell  
jobermann@mckelveyproperties.com

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

**DIRECTIONS:** Hwy 94 to Woodstone, south to right Old Hwy 94. Left on Cornerstone to building on left.



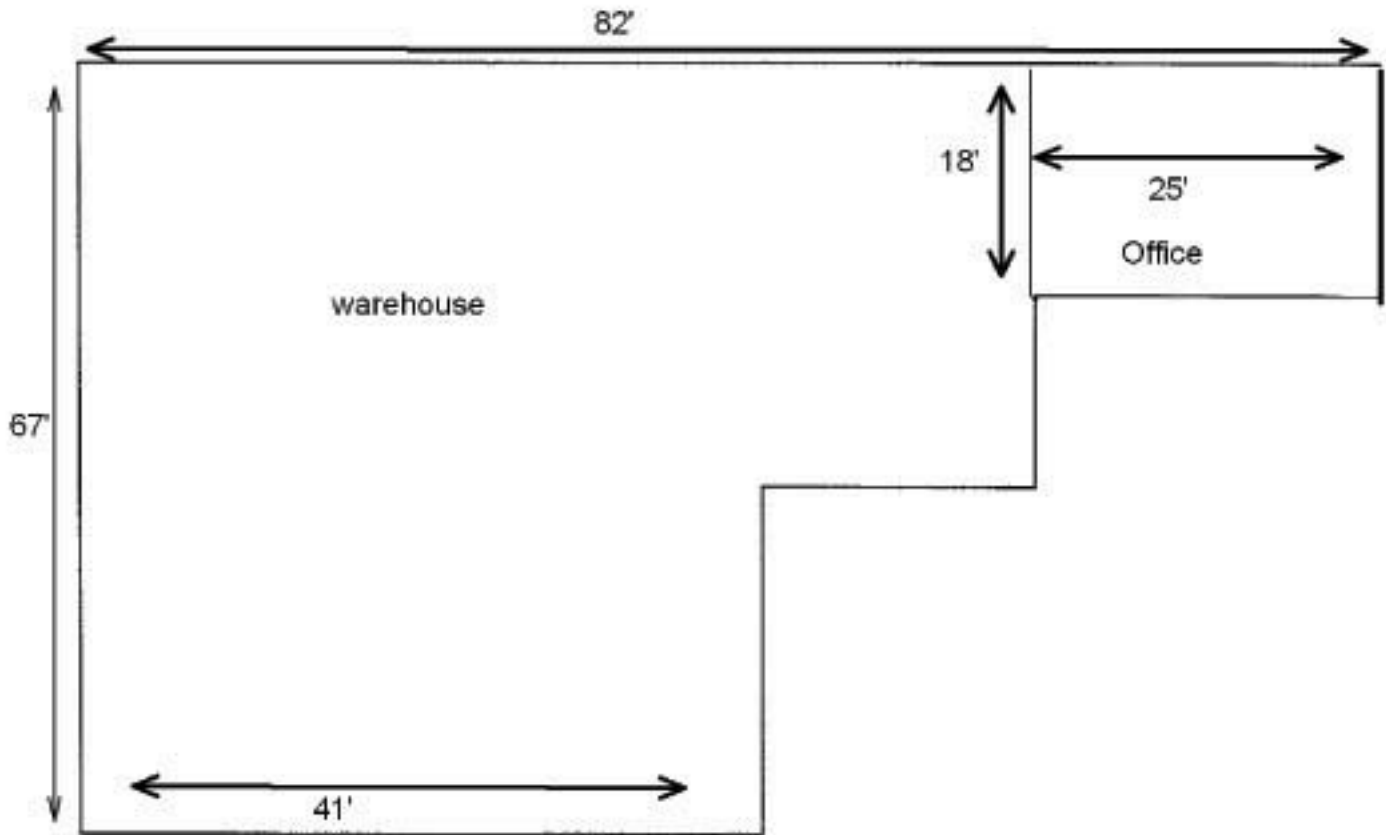
**MCKELVEY PROPERTIES**  
building relationships . creating wealth  
www.mckelveyproperties.com

# FLOOR PLAN

1574 Cornerstone Dr.  
St. Peters, MO 63376

# MP

Approximate - 3773 sq.ft.



# DEMOGRAPHICS




1574 Cornerstone Dr.  
St. Peters, MO 63376



1574 Cornerstone Dr, St Pete...

Latitude: 38.740814  
Longitude: -90.589539

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	10,030	76,177	138,965
2000 Group Quarters	33	288	799
2010 Total Population	10,961	81,989	151,642
2015 Total Population	11,464	84,872	157,900
2010 - 2015 Annual Rate	0.9%	0.69%	0.81%
 2000 Households	3,560	26,268	49,628
2000 Average Household Size	2.81	2.89	2.78
2010 Households	4,062	29,496	56,321
2010 Average Household Size	2.69	2.77	2.68
2015 Households	4,297	30,868	59,210
2015 Average Household Size	2.66	2.74	2.65
2010 - 2015 Annual Rate	1.13%	0.91%	1.01%
2000 Families	2,774	21,041	37,897
2000 Average Family Size	3.2	3.26	3.22
2010 Families	3,045	22,756	41,039
2010 Average Family Size	3.14	3.19	3.17
2015 Families	3,167	23,453	42,437
2015 Average Family Size	3.13	3.19	3.17
2010 - 2015 Annual Rate	0.79%	0.61%	0.67%
 2000 Housing Units	3,672	26,762	50,910
Owner Occupied Housing Units	89.4%	87.2%	80.1%
Renter Occupied Housing Units	8.5%	10.9%	17.2%
Vacant Housing Units	2.1%	1.9%	2.6%
2010 Housing Units	4,212	30,479	56,845
Owner Occupied Housing Units	86.2%	83.5%	78.0%
Renter Occupied Housing Units	10.3%	13.3%	19.7%
Vacant Housing Units	3.6%	3.2%	4.3%
2015 Housing Units	4,494	32,227	62,722
Owner Occupied Housing Units	85.1%	82.2%	74.6%
Renter Occupied Housing Units	10.5%	13.6%	19.8%
Vacant Housing Units	4.4%	4.2%	5.6%
<b>Median Household Income</b>			
2000	\$59,471	\$63,207	\$59,866
2010	\$79,204	\$83,687	\$79,074
2015	\$93,753	\$100,958	\$93,977
<b>Median Home Value</b>			
2000	\$116,877	\$122,619	\$120,591
2010	\$171,362	\$182,032	\$178,024
2015	\$208,556	\$223,810	\$218,945
<b>Per Capita Income</b>			
2000	\$22,511	\$24,715	\$24,367
2010	\$31,260	\$33,990	\$33,609
2015	\$34,583	\$37,614	\$37,355
<b>Median Age</b>			
2000	33.3	34.6	34.5
2010	35.2	36.3	36.0
2015	34.9	36.4	36.1

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.