

OFFICE FOR SALE or LEASE



**306 North 5th Street
St. Charles, MO 63301**



Building Size	1,543 sf
Space Available	1,543 sf
Zoning	Commercial - CBD
Municipality	City of St. Charles
Year Built	1929
Parking	Street and rear drive
Comments	Beautifully restored office. Perfect for attorney, accounting or insurance.
Lease Rate	\$1400/month NNN
Sale Price	\$325,000.00



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Patricia McKelvey

pmckelvey@mckelveyproperties.com

636-669-9111 office

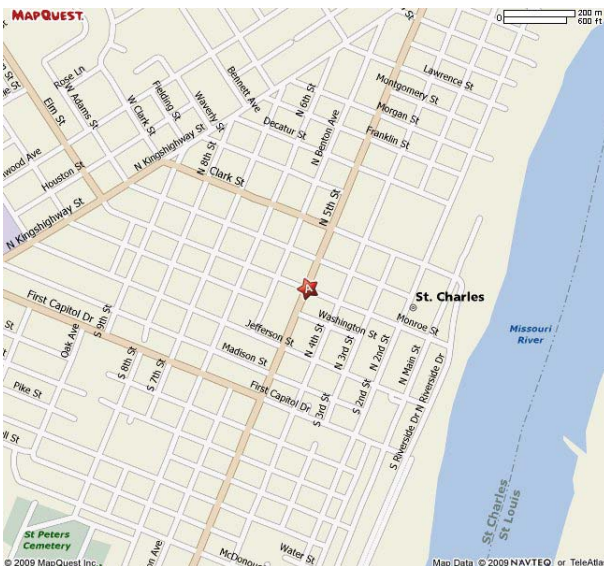
636-669-9117 fax

636-448-1294 mobile

2010 Bluestone Drive

St. Charles, Missouri 63303

www.mckelveyproperties.com



No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

Interior Photos

306 N 5th Street
St. Charles, MO 63301

MP

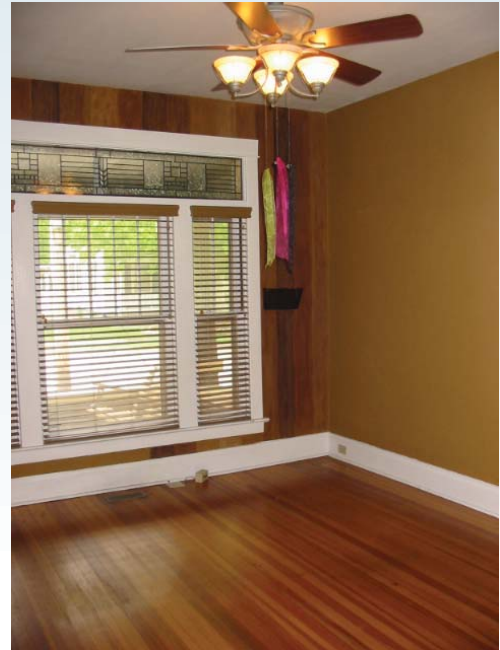


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DEMOGRAPHICS

306 N 5th Street
St. Charles, MO 63301



	2000 Saint Charles, MO 6330 Radius: 1.0 mile	2008 Saint Charles, MO 6330 Radius: 3.0 mile	2013 Saint Charles, MO 6330 Radius: 5.0 mile
Latitude 38.7846			
Longitude -90.4852			
 2000 Total Population	11,696	52,008	111,693
2000 Group Quarters	1,817	2,709	3,205
2008 Total Population	11,438	54,792	118,533
2013 Total Population	11,777	58,780	126,391
2008 - 2013 Annual Rate	0.59%	1.42%	1.29%
 2000 Households	4,297	21,289	44,291
2000 Average Household Size	2.3	2.32	2.45
2008 Households	4,334	23,210	48,653
2008 Average Household Size	2.22	2.24	2.37
2013 Households	4,525	25,192	52,446
2013 Average Household Size	2.2	2.23	2.35
2008 - 2013 Annual Rate	0.87%	1.65%	1.51%
2000 Families	2,316	13,115	29,017
2000 Average Family Size	3.06	2.91	3.02
2008 Families	2,139	13,369	30,126
2008 Average Family Size	3.11	2.93	3.02
2013 Families	2,135	14,009	31,480
2013 Average Family Size	3.15	2.96	3.05
2008 - 2013 Annual Rate	-0.04%	0.94%	0.88%
 2000 Housing Units	4,567	22,269	46,126
Owner Occupied Housing Units	53.3%	60.2%	68.0%
Renter Occupied Housing Units	40.9%	35.4%	28.0%
Vacant Housing Units	5.8%	4.3%	4.0%
2008 Housing Units	4,649	24,402	51,084
Owner Occupied Housing Units	49.3%	57.2%	65.3%
Renter Occupied Housing Units	43.9%	37.9%	30.0%
Vacant Housing Units	6.8%	4.9%	4.8%
2013 Housing Units	4,837	26,464	55,198
Owner Occupied Housing Units	47.9%	56.0%	63.9%
Renter Occupied Housing Units	45.6%	39.2%	31.1%
Vacant Housing Units	6.5%	4.8%	5.0%
Median Household Income			
2000	\$37,621	\$44,490	\$49,892
2008	\$47,539	\$57,100	\$63,215
2013	\$61,376	\$71,018	\$76,056
Median Home Value			
2000	\$87,834	\$101,588	\$109,053
2008	\$138,487	\$165,236	\$163,482
2013	\$144,575	\$173,564	\$173,819
Per Capita Income			
2000	\$18,957	\$22,375	\$23,861
2008	\$24,521	\$30,074	\$31,599
2013	\$29,777	\$37,165	\$38,374
Median Age			
2000	31.9	35.7	36.3
2008	32.6	37.1	38.2
2013	33.4	37.7	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 2008 and 2013.