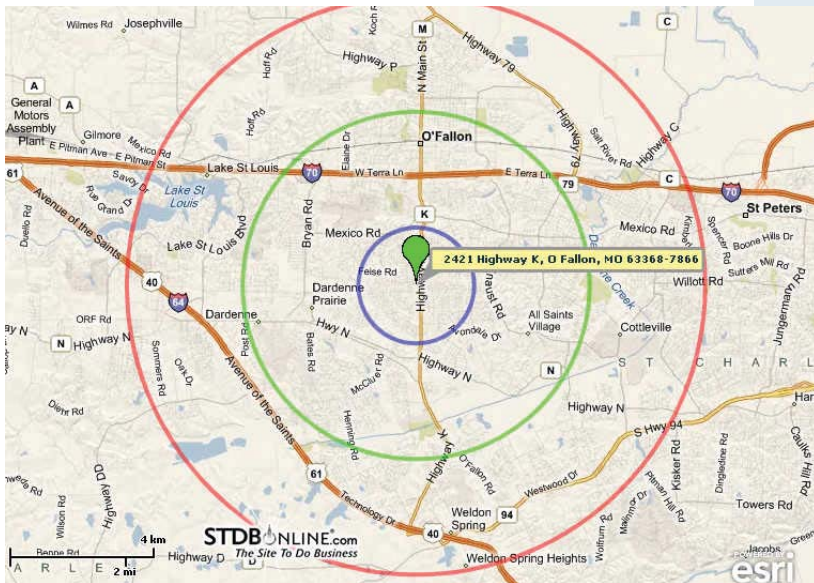


RETAIL FOR LEASE

FOUR SEASONS SHOPPING CENTER
O'FALLON, MO 63366



Building Size -36,509 sf

Lot Size - 5.03 acre

Availability -
minimum -
1375 sf
maximum contiguous -
4333 sf

Traffic Count - 39,387 ADT

Municipality - O'Fallon

Parking - 7/100

Comments - Current tenants include
Show Me's, World Martial Arts

Lease Rate - \$13.00/sq.ft. NNN
NNN = \$4.00/sq.ft.

DIRECTIONS: I-70 to south on Hwy K to property
on right.

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

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



MCKELVEY PROPERTIES
building relationships . creating wealth

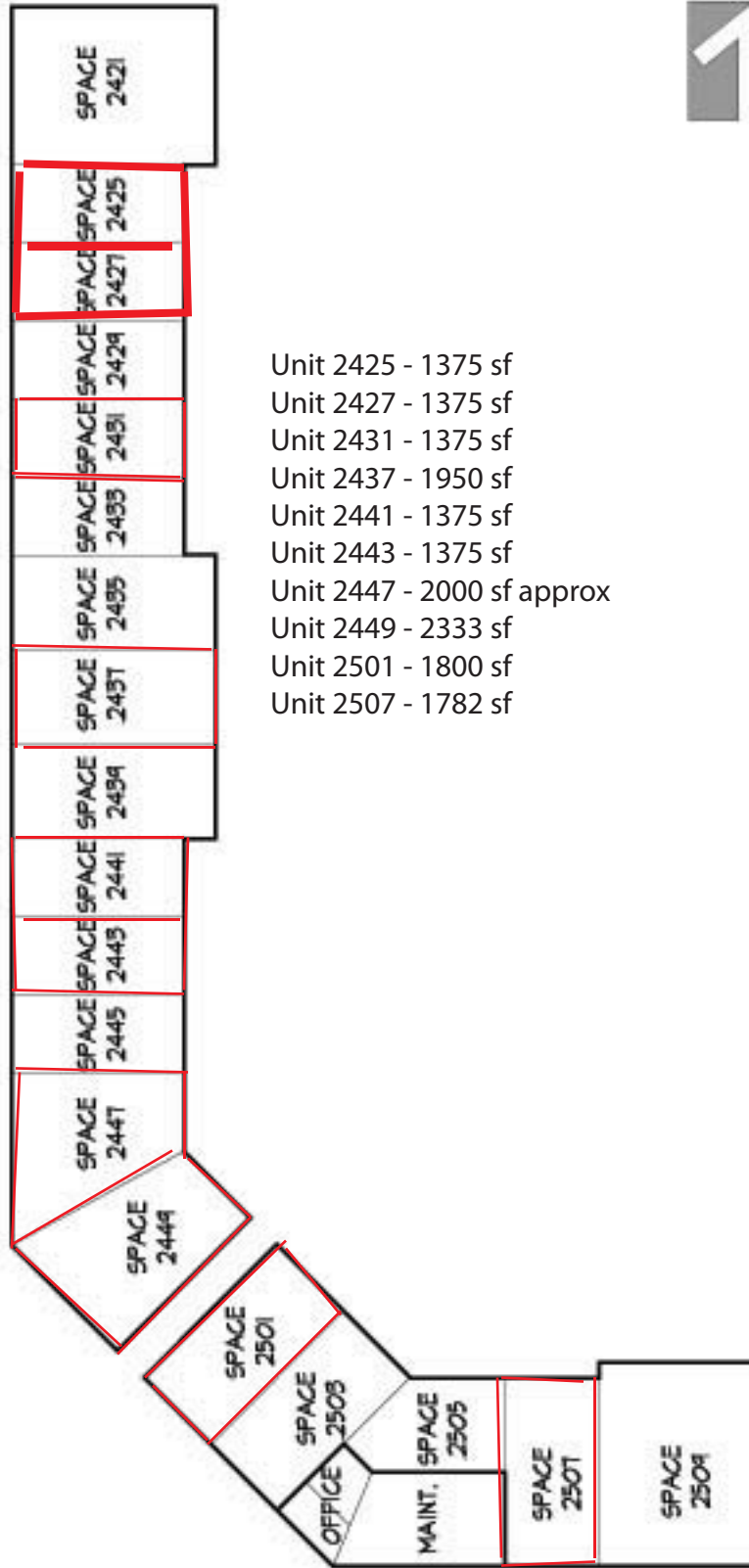
www.mckelveyproperties.com

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.

Floor Plan

Four Seasons Plaza

O'Fallon, MO 63366



- Unit 2425 - 1375 sf
- Unit 2427 - 1375 sf
- Unit 2431 - 1375 sf
- Unit 2437 - 1950 sf
- Unit 2441 - 1375 sf
- Unit 2443 - 1375 sf
- Unit 2447 - 2000 sf approx
- Unit 2449 - 2333 sf
- Unit 2501 - 1800 sf
- Unit 2507 - 1782 sf

1 Key Plan
N.T.S.

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

DEMOGRAPHICS




Four Seasons Plaza
O'Fallon, MO 63366

MP

2421 Highway K, O'Fallon, MO...

Latitude: 38.774784
Longitude: -90.701515

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	13,330	60,371	112,903
2000 Group Quarters	11	347	580
2010 Total Population	18,208	88,229	157,490
2015 Total Population	20,175	99,533	176,222
2010 - 2015 Annual Rate	2.07%	2.44%	2.27%
 2000 Households	4,349	19,951	38,213
2000 Average Household Size	3.06	3.01	2.94
2010 Households	6,036	29,851	54,775
2010 Average Household Size	3.01	2.94	2.86
2015 Households	6,744	33,901	61,751
2015 Average Household Size	2.99	2.93	2.84
2010 - 2015 Annual Rate	2.24%	2.58%	2.43%
2000 Families	3,708	16,463	31,153
2000 Average Family Size	3.3	3.32	3.27
2010 Families	5,066	24,019	43,474
2010 Average Family Size	3.28	3.3	3.24
2015 Families	5,608	26,975	48,433
2015 Average Family Size	3.27	3.3	3.24
2010 - 2015 Annual Rate	2.05%	2.35%	2.18%
 2000 Housing Units	4,480	20,640	39,372
Owner Occupied Housing Units	93.0%	88.7%	87.2%
Renter Occupied Housing Units	4.3%	8.2%	9.8%
Vacant Housing Units	2.7%	3.2%	3.0%
2010 Housing Units	6,316	31,460	57,529
Owner Occupied Housing Units	90.3%	85.2%	84.5%
Renter Occupied Housing Units	5.2%	9.7%	10.7%
Vacant Housing Units	4.4%	5.1%	4.8%
2015 Housing Units	7,161	36,320	65,907
Owner Occupied Housing Units	88.9%	83.7%	83.1%
Renter Occupied Housing Units	5.3%	9.6%	10.6%
Vacant Housing Units	5.8%	6.7%	6.3%
Median Household Income			
2000	\$60,033	\$60,653	\$61,096
2010	\$80,698	\$81,391	\$80,165
2015	\$97,222	\$99,927	\$95,541
Median Home Value			
2000	\$126,059	\$127,132	\$127,050
2010	\$190,458	\$186,840	\$186,514
2015	\$228,778	\$226,126	\$226,103
Per Capita Income			
2000	\$21,099	\$22,252	\$23,419
2010	\$30,185	\$31,527	\$32,007
2015	\$33,433	\$34,885	\$35,391
Median Age			
2000	30.1	31.8	32.8
2010	30.1	32.1	33.5
2015	30.4	32.0	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.