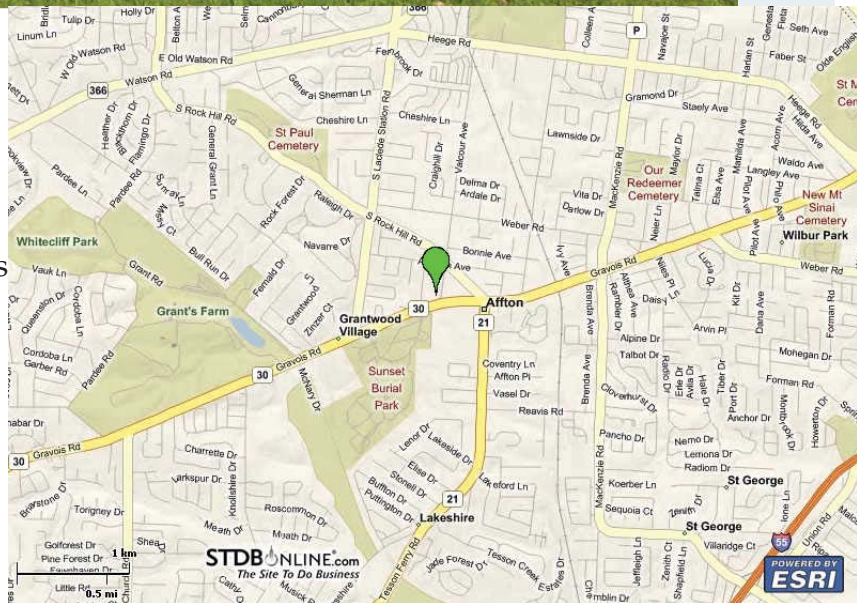


OFFICE/RETAIL FOR LEASE

10101 GRAVOIS ROAD
AFTON, MO 631232



- Building Size:** 3600 sf
- Available:** 3600 sf
- Parking:** 20 spaces
- Zoning:** Commercial
- Municipality:** Unincorporate St. Louis
- Traffic Count:** 27,700 ADT
- Lease Rate:** \$20/sf NNN
- Taxes:** \$15,000.39 (2009)
- Comments:** Located at a lighted intersection. Former bank buiding.



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

DIRECTIONS:I-270 to Gravois East to property on left.

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



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DEMOGRAPHICS

10101 Gravois Road
Afton, MO 63123



10101 Gravois Rd, Afton, MO...

Latitude: 38.551041
Longitude: -90.336525
Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2000 Total Population	12,249	108,541	300,043
2000 Group Quarters	12	1,684	4,110
2009 Total Population	11,961	106,175	297,596
2014 Total Population	11,807	104,877	295,163
2009 - 2014 Annual Rate	-0.26%	-0.25%	-0.16%
 2000 Households	5,577	48,703	131,866
2000 Average Household Size	2.19	2.19	2.24
2009 Households	5,565	48,644	132,109
2009 Average Household Size	2.15	2.15	2.22
2014 Households	5,530	48,362	131,626
2014 Average Household Size	2.13	2.13	2.21
2009 - 2014 Annual Rate	-0.13%	-0.12%	-0.07%
2000 Families	3,230	29,077	78,041
2000 Average Family Size	2.91	2.87	2.94
2009 Families	3,038	27,522	74,255
2009 Average Family Size	2.92	2.88	2.97
2014 Families	2,921	26,537	71,766
2014 Average Family Size	2.94	2.89	3
2009 - 2014 Annual Rate	-0.78%	-0.73%	-0.68%
 2000 Housing Units	5,773	50,274	138,755
Owner Occupied Housing Units	63.6%	73.4%	67.9%
Renter Occupied Housing Units	33.1%	23.5%	27.1%
Vacant Housing Units	3.3%	3.1%	4.9%
2009 Housing Units	5,834	50,987	141,897
Owner Occupied Housing Units	61.7%	71.6%	66.2%
Renter Occupied Housing Units	33.7%	23.8%	26.9%
Vacant Housing Units	4.6%	4.6%	6.9%
2014 Housing Units	5,838	51,038	142,198
Owner Occupied Housing Units	61.2%	70.9%	65.4%
Renter Occupied Housing Units	33.5%	23.9%	27.2%
Vacant Housing Units	5.3%	5.2%	7.4%
Median Household Income			
2000	\$40,677	\$44,989	\$42,658
2009	\$51,648	\$59,612	\$55,858
2014	\$54,201	\$60,870	\$57,303
Median Home Value			
2000	\$106,755	\$108,310	\$101,915
2009	\$135,411	\$138,891	\$135,830
2014	\$147,978	\$153,903	\$153,614
Per Capita Income			
2000	\$24,278	\$25,422	\$24,456
2009	\$29,513	\$31,999	\$30,779
2014	\$31,280	\$33,693	\$32,272
Median Age			
2000	39.9	41.9	39.3
2009	41.8	44.7	41.6
2014	42.0	45.5	42.3

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 2009 and 2014.