

RETAIL FOR LEASE

**1517 Cottleville Parkway
Cottleville, MO 63376**



Unique buildings with residential lofts above.



Directions: Mid Rivers Mall Dr., west on Cottleville Parkway to property on left. Directly across from St. Charles County Community College.

| | |
|------------------------|---|
| Building Size | 13,552 sf |
| Space Available | 9,700+/- sq.ft. |
| Minimum Div. | 1,000 sf |
| Max. Contg. | 9,700 sf |
| Zoning | SD/C-C3 |
| Municipality | City of Cottleville |
| Parking | shared |
| Taxes | \$17,763.01 |
| Lease Rate | \$13.50/sf plus NNN NNN = \$1.97/sq.ft. |
| Current Tenants | Book Deals |
| Comments | Across the street from St. Charles Community College with over 7,000 students and within blocks of High School and Middle School with over 2700 students total. |



MCKELVEY PROPERTIES
building relationships . creating wealth

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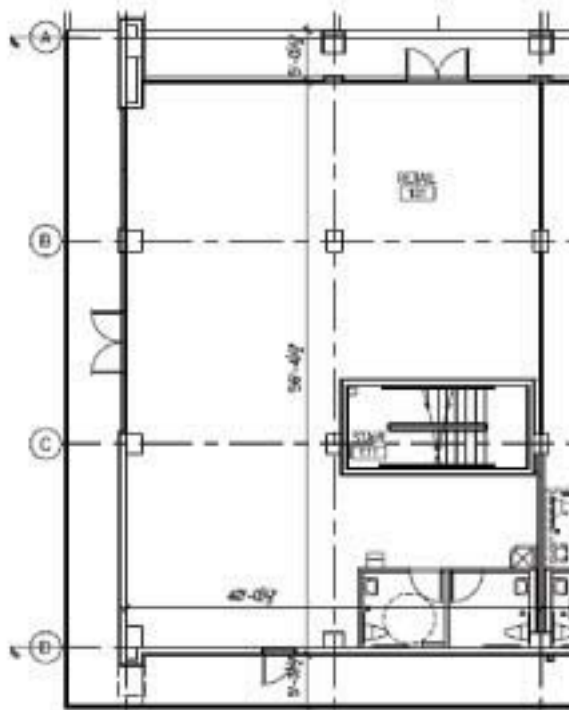
636-448-1294 mobile

2154 Bluestone Drive

St. Charles, Missouri 63303

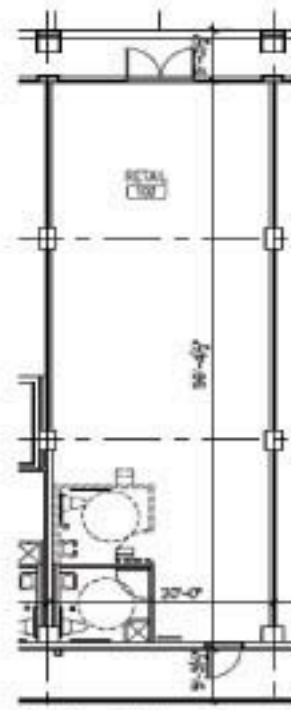
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The Lofts at Harmony Ridge

Suite 101
Building A Retail Suites
3397 SF (USABLE)



The Lofts at Harmony Ridge

Suite 102
Building A Retail Suites
1117 SF (USABLE)



MCKELVEY PROPERTIES
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1517 Cottleville Parkway

Cottleville, MO 63376



| | 4601 Mid Rivers Mall Dr Saint Peters, MO 63376 Radius: 1.0 mile | 4601 Mid Rivers Mall Dr Saint Peters, MO 63376 Radius: 3.0 mile | 4601 Mid Rivers Mall Dr Saint Peters, MO 63376 Radius: 5.0 mile |
|--------------------------------|---|---|---|
| Latitude | 38.7591 | | |
| Longitude | -90.6369 | | |
| 2000 Total Population | 3,478 | 75,379 | 153,485 |
| 2000 Group Quarters | 0 | 327 | 792 |
| 2008 Total Population | 4,495 | 85,927 | 179,002 |
| 2013 Total Population | 5,012 | 95,270 | 200,200 |
| 2008 - 2013 Annual Rate | 2.2% | 2.09% | 2.26% |
| 2000 Households | 1,126 | 25,171 | 52,021 |
| 2000 Average Household Size | 3.09 | 2.98 | 2.94 |
| 2008 Households | 1,497 | 29,748 | 62,571 |
| 2008 Average Household Size | 3 | 2.88 | 2.85 |
| 2013 Households | 1,684 | 33,308 | 70,570 |
| 2013 Average Household Size | 2.98 | 2.85 | 2.83 |
| 2008 - 2013 Annual Rate | 2.36% | 2.29% | 2.44% |
| 2000 Families | 981 | 20,669 | 42,050 |
| 2000 Average Family Size | 3.31 | 3.31 | 3.29 |
| 2008 Families | 1,273 | 23,766 | 49,007 |
| 2008 Average Family Size | 3.27 | 3.25 | 3.26 |
| 2013 Families | 1,413 | 26,192 | 54,307 |
| 2013 Average Family Size | 3.26 | 3.26 | 3.27 |
| 2008 - 2013 Annual Rate | 2.11% | 1.96% | 2.08% |
| 2000 Housing Units | 1,146 | 25,676 | 53,244 |
| Owner Occupied Housing Units | 91.3% | 87.7% | 87.4% |
| Renter Occupied Housing Units | 6.3% | 10.2% | 10.3% |
| Vacant Housing Units | 2.3% | 2.1% | 2.4% |
| 2008 Housing Units | 1,536 | 30,471 | 64,362 |
| Owner Occupied Housing Units | 91.0% | 86.3% | 85.9% |
| Renter Occupied Housing Units | 6.4% | 11.3% | 11.3% |
| Vacant Housing Units | 2.5% | 2.4% | 2.8% |
| 2013 Housing Units | 1,733 | 34,247 | 72,841 |
| Owner Occupied Housing Units | 90.4% | 85.5% | 85.1% |
| Renter Occupied Housing Units | 6.8% | 11.7% | 11.8% |
| Vacant Housing Units | 2.8% | 2.7% | 3.1% |
| Median Household Income | | | |
| 2000 | \$63,987 | \$62,575 | \$62,422 |
| 2008 | \$91,093 | \$82,012 | \$82,647 |
| 2013 | \$114,784 | \$97,425 | \$98,798 |
| Median Home Value | | | |
| 2000 | \$139,800 | \$119,333 | \$123,626 |
| 2008 | \$222,687 | \$191,129 | \$197,388 |
| 2013 | \$228,834 | \$196,577 | \$204,215 |
| Per Capita Income | | | |
| 2000 | \$23,006 | \$23,516 | \$23,836 |
| 2008 | \$34,372 | \$32,760 | \$33,645 |
| 2013 | \$44,956 | \$41,365 | \$43,372 |
| Median Age | | | |
| 2000 | 33.0 | 33.5 | 33.4 |
| 2008 | 33.5 | 34.8 | 34.6 |
| 2013 | 33.9 | 34.8 | 34.5 |

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.

