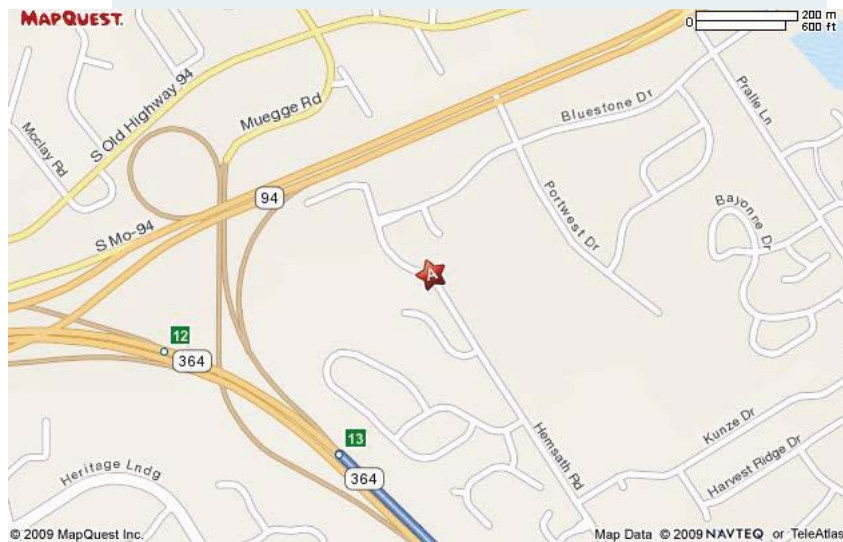


OFFICE/WAREHOUSE FOR SALE OR LEASE

938-942 HEMSATH ROAD
ST. CHARLES, MO 63303



Building Size: 8000 sf each
Lot Size: 2.50 Acres
Parking: 1.56/1000
Zoning: C-2, General Business
Municipality: St. Charles
Traffic Count: 18,187 Jungermann Rd
N of 94
Lease Rate: \$9.00- 10.50/sf
Sale Price: \$1,595,745.00

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

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

DIRECTIONS: Hwy 94 to Portwest to right on Bluestone to left on Hemsath to property on left.



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

DEMOGRAPHICS

938-942 Hemsath Road
St. Charles, MO 63303






940 Hemsath Rd, Saint Charle...

Latitude: 38.753387

Longitude: -90.535303

Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2000 Total Population	7,125	67,527	154,479
2000 Group Quarters	140	848	3,091
2009 Total Population	8,395	72,549	163,926
2014 Total Population	9,349	75,498	169,748
2009 - 2014 Annual Rate	2.18%	0.8%	0.7%
 2000 Households	2,944	26,753	57,933
2000 Average Household Size	2.37	2.49	2.61
2009 Households	3,572	29,833	63,968
2009 Average Household Size	2.32	2.4	2.51
2014 Households	4,025	31,388	68,961
2014 Average Household Size	2.3	2.38	2.49
2009 - 2014 Annual Rate	2.42%	1.02%	0.92%
2000 Families	1,888	17,808	40,893
2000 Average Family Size	2.96	3.06	3.13
2009 Families	2,144	18,710	42,966
2009 Average Family Size	2.98	3.04	3.08
2014 Families	2,331	19,076	43,801
2014 Average Family Size	3	3.04	3.09
2009 - 2014 Annual Rate	1.69%	0.39%	0.39%
 2000 Housing Units	3,069	27,703	59,755
Owner Occupied Housing Units	69.7%	67.4%	74.3%
Renter Occupied Housing Units	26.0%	29.1%	22.6%
Vacant Housing Units	4.3%	3.5%	3.1%
2009 Housing Units	3,809	31,539	67,273
Owner Occupied Housing Units	65.4%	63.5%	70.5%
Renter Occupied Housing Units	28.4%	31.1%	24.6%
Vacant Housing Units	6.2%	5.4%	4.9%
2014 Housing Units	4,298	33,268	70,637
Owner Occupied Housing Units	64.4%	62.9%	69.8%
Renter Occupied Housing Units	29.2%	31.4%	25.0%
Vacant Housing Units	6.4%	5.7%	5.2%
Median Household Income			
2000	\$49,153	\$60,742	\$54,587
2009	\$59,410	\$63,910	\$69,443
2014	\$57,789	\$60,456	\$70,721
Median Home Value			
2000	\$128,788	\$116,786	\$114,965
2009	\$194,111	\$178,450	\$173,588
2014	\$234,009	\$217,377	\$210,841
Per Capita Income			
2000	\$24,472	\$24,057	\$24,014
2009	\$32,068	\$32,071	\$32,109
2014	\$33,193	\$33,358	\$33,430
Median Age			
2000	36.6	35.0	35.1
2009	37.7	36.6	36.6
2014	37.4	36.8	36.8

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 2009 and 2014.