

# INDUSTRIAL FOR SALE OR LEASE

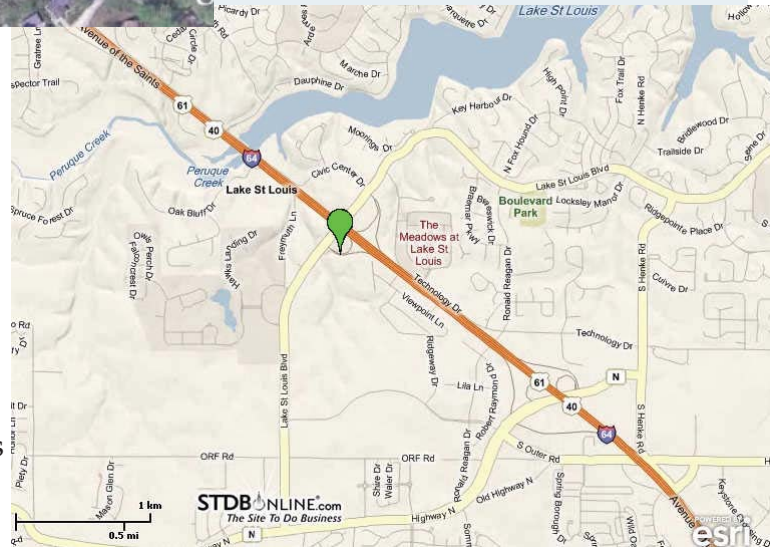
1927 HWY 40-61  
LAKE ST. LOUIS, MO 63367

**Opportunity to lease  
and grow your  
business then  
purchase!**



Data SIO, NOAA, U.S. Navy, NGA, GEBCO

**Acreage:** 5.56 acres total  
**Building:** 8525 sf  
**Availability:** Building w/2 acres (lease, with possibility of additional)  
**Frontage:** 765' along Hwy 40-61  
**Municipality:** Unincorporated  
**Traffic Count:** 35,149 ADT 2008  
Hwy 40-61  
**Sale Price:** \$5.56/sf  
**Lease Rate:** \$3.75/sf  
**Comments:** Building has 9 - 12' x 10' doors  
8 are drive thru  
13' ceiling height



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**DIRECTIONS:** Ronald Reagan Dr to Hawk Ridge Trail through subdivision to property.

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



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# DEMOGRAPHICS




1927 hwy 40-61  
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Lat: 4690172.513751, Lon: -1...

Latitude: 38.779757  
Longitude: -90.795875

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
			
2000 Total Population	2,149	17,719	49,721
2000 Group Quarters	0	14	152
2010 Total Population	3,332	33,852	84,483
2015 Total Population	3,758	39,379	97,894
2010 - 2015 Annual Rate	2.44%	3.07%	2.98%
			
2000 Households	724	6,571	17,404
2000 Average Household Size	2.97	2.69	2.85
2010 Households	1,158	13,056	30,220
2010 Average Household Size	2.88	2.59	2.79
2015 Households	1,316	15,326	35,250
2015 Average Household Size	2.86	2.57	2.77
2010 - 2015 Annual Rate	2.59%	3.26%	3.13%
2000 Families	578	5,148	13,832
2000 Average Family Size	3.34	3.03	3.2
2010 Families	918	10,013	23,441
2010 Average Family Size	3.25	2.95	3.18
2015 Families	1,035	11,608	27,005
2015 Average Family Size	3.24	2.95	3.18
2010 - 2015 Annual Rate	2.43%	3%	2.87%
			
<b>2000 Housing Units</b>	752	6,961	18,264
Owner Occupied Housing Units	78.8%	80.3%	81.8%
Renter Occupied Housing Units	16.8%	14.7%	13.3%
Vacant Housing Units	4.5%	5.0%	4.9%
<b>2010 Housing Units</b>	1,229	14,168	32,533
Owner Occupied Housing Units	79.3%	78.9%	79.1%
Renter Occupied Housing Units	14.9%	13.3%	13.8%
Vacant Housing Units	5.8%	7.8%	7.1%
<b>2015 Housing Units</b>	1,422	17,015	38,786
Owner Occupied Housing Units	78.5%	77.2%	77.3%
Renter Occupied Housing Units	14.1%	12.9%	13.6%
Vacant Housing Units	7.5%	9.9%	9.1%
<b>Median Household Income</b>			
2000	\$72,140	\$60,327	\$57,210
2010	\$98,007	\$74,068	\$74,247
2015	\$113,929	\$85,747	\$85,973
<b>Median Home Value</b>			
2000	\$180,492	\$146,080	\$136,571
2010	\$284,659	\$205,307	\$192,440
2015	\$320,335	\$240,299	\$226,811
<b>Per Capita Income</b>			
2000	\$33,646	\$27,043	\$23,402
2010	\$44,791	\$34,001	\$31,324
2015	\$50,142	\$37,871	\$34,867
<b>Median Age</b>			
2000	39.1	35.8	33.1
2010	44.0	37.1	34.4
2015	45.0	36.9	34.1

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.