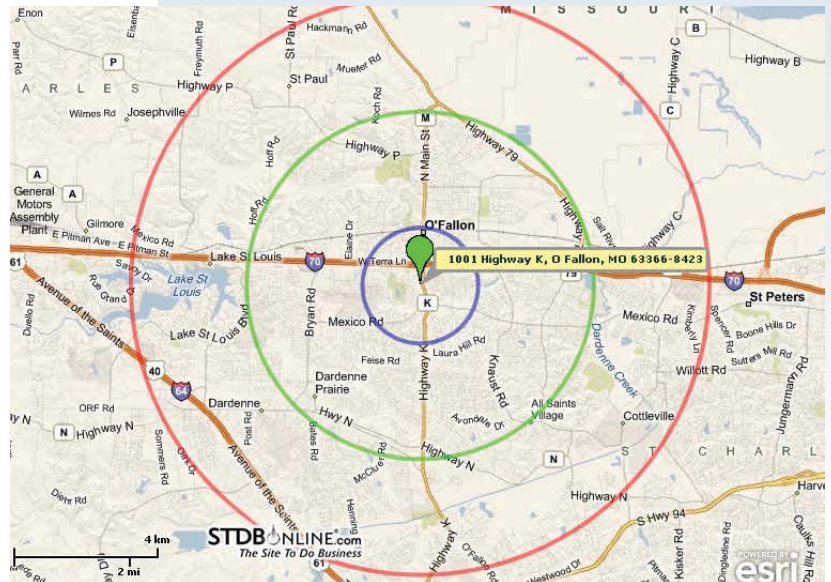


End Cap Dental Space  
Available



## FREE STANDING MEDICAL OFFICE BUILDING

**Building Size:** 9260 sf  
**Available:** Suite 1A - 2,200 sf  
**Lot Size:** .76 Acres  
**Parking Ratio:** 39 Spaces  
**Frontage:** 140'  
**Zoning:** Commercial (office)  
**Municipality:** O'Fallon  
**Taxes:** \$21,097.50 (2010)  
**Lease Rate:** \$10.00/sf NNN  
NNN = \$2.80/sf



Join current tenants: Dr. Carter Fenton, St. Johns  
Mercy Health Center, Albers Chiropractic

### CONTACT

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

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



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2154 Bluestone Drive,  
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# DEMOGRAPHICS




1001 Hwy K  
O'Fallon, MO 63366

# MP

1001 Highway K, O Fallon, MO...

Latitude: 38.796951  
Longitude: -90.701103

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	8,289	56,309	101,840
2000 Group Quarters	45	393	441
2010 Total Population	9,316	78,509	144,652
2015 Total Population	9,899	85,035	162,875
2010 - 2015 Annual Rate	1.22%	2.14%	2.4%
 2000 Households	3,030	19,116	34,569
2000 Average Household Size	2.72	2.93	2.93
2010 Households	3,474	26,995	50,264
2010 Average Household Size	2.67	2.82	2.87
2015 Households	3,725	30,322	56,976
2015 Average Household Size	2.65	2.79	2.85
2010 - 2015 Annual Rate	1.4%	2.35%	2.54%
2000 Families	2,251	15,431	27,953
2000 Average Family Size	3.13	3.26	3.27
2010 Families	2,456	21,032	39,631
2010 Average Family Size	3.16	3.2	3.25
2015 Families	2,583	23,270	44,415
2015 Average Family Size	3.16	3.19	3.25
2010 - 2015 Annual Rate	1.01%	2.04%	2.31%
 2000 Housing Units	3,170	19,699	35,673
Owner Occupied Housing Units	79.5%	86.2%	86.6%
Renter Occupied Housing Units	16.7%	10.9%	10.2%
Vacant Housing Units	3.8%	2.9%	3.2%
2010 Housing Units	3,705	28,299	52,861
Owner Occupied Housing Units	76.0%	83.6%	84.1%
Renter Occupied Housing Units	17.8%	11.7%	11.0%
Vacant Housing Units	6.2%	4.6%	4.9%
2015 Housing Units	4,042	32,255	60,904
Owner Occupied Housing Units	75.0%	82.2%	82.6%
Renter Occupied Housing Units	17.2%	11.8%	10.9%
Vacant Housing Units	7.8%	6.0%	6.4%
<b>Median Household Income</b>			
2000	\$49,198	\$57,154	\$60,047
2010	\$62,252	\$74,843	\$78,753
2015	\$68,273	\$83,210	\$92,614
<b>Median Home Value</b>			
2000	\$104,725	\$117,278	\$123,926
2010	\$151,037	\$171,533	\$182,216
2015	\$177,399	\$206,964	\$221,144
<b>Per Capita Income</b>			
2000	\$20,507	\$21,447	\$22,818
2010	\$28,276	\$29,640	\$31,456
2015	\$31,852	\$32,993	\$34,822
<b>Median Age</b>			
2000	32.9	31.9	32.6
2010	33.6	32.8	33.4
2015	33.9	32.8	33.1

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.