

RETAIL FOR LEASE

1104-1116 JUNGS STATION ROAD
ST. CHARLES, MO 63303



Building Size: 9,425 sq.ft.
Available Space: 5,200 sq.ft.
Minimum: 1300 sq.ft.
Maximum: 3900 sq.ft.
Lot Size: 1.09 Acres
Zoning: C-2
Municipality: St. Peters
Taxes: \$16,911.85 (2010)
Lease Rate: \$9.00/sq.ft. NNN
NNN = \$3.00/sq.ft.

Comments: New construction retail site ideally located directly across the street from:

- * Becky-David Elementary School (950 students)
- * Barnwell Middle School (798 students)
- * Central Fire House Station on adjacent corner.
- * Perfect location for after school tutoring, day care and after school care, fitness studios, activity center, pizza restaurant and yogurt shops.



DIRECTIONS: From I-70 West, take 94/First Capitol, head 94 West, slight right onto S. Hwy 94, turn left onto Jung Station Road, building is on left.

Contact

Joi Niedner / Jennifer McKelvey-Kaufer
314-304-4900 cell / 636-851-7683 - cell

joi@mckelveyproperties.com
jmckelvey@mckelveyproperties.com

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



MCKELVEY PROPERTIES
building relationships . creating wealth

www.mckelveyproperties.com

Aerial

1104-1116 Jungs Station Road
St. Charles, MO 63303

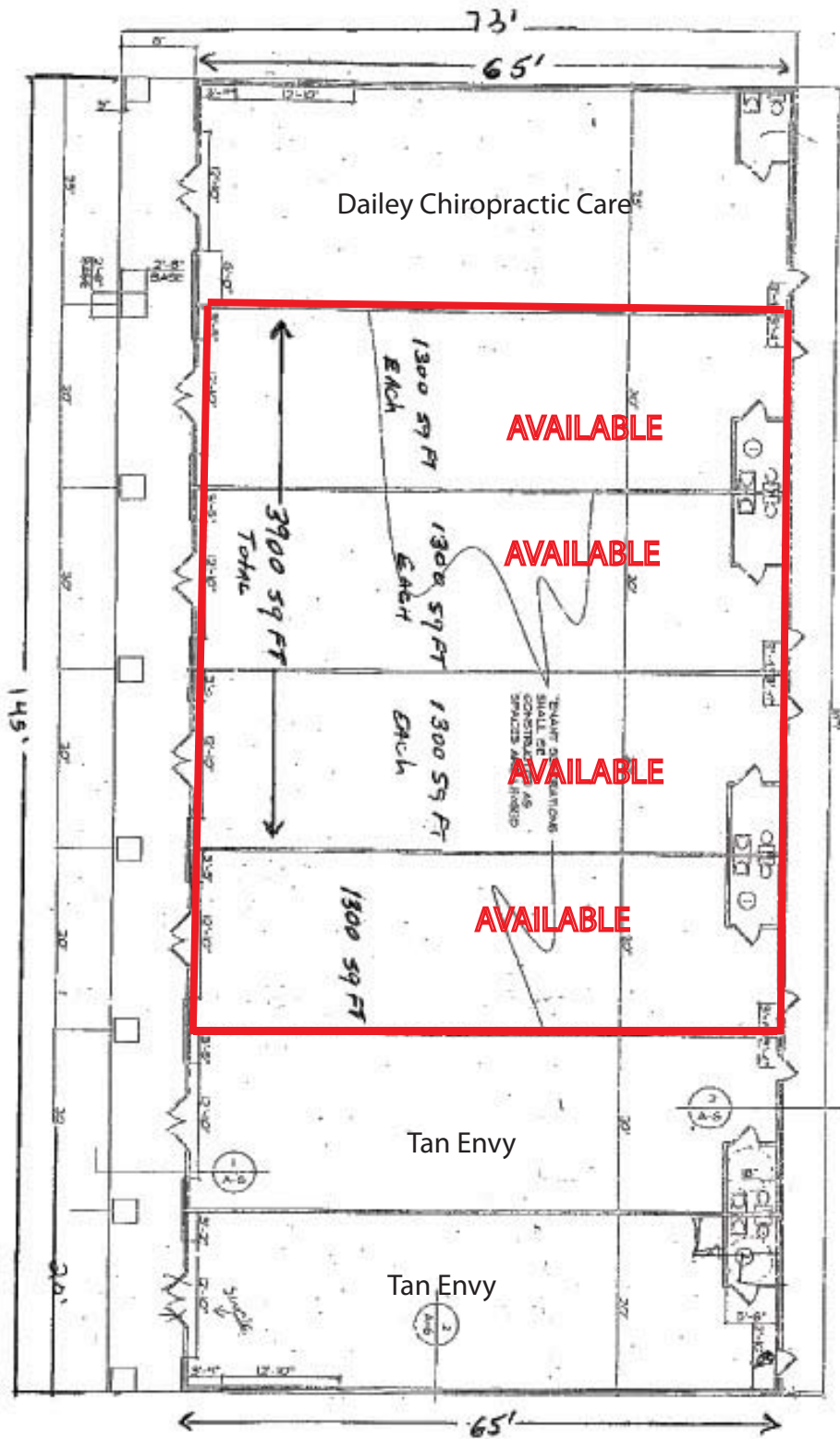
MAP



No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is subject to errors, omissions, change of price, withdrawal without notice, prior to sale or any other listing conditions imposed by the principals.

FLOOR PLAN

1104-1116 Jung's Station Road
St. Charles, MO 63303



No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is subject to errors, omissions, change of price, withdrawal without notice, prior to sale or any other listing conditions imposed by the principals.

DEMOGRAPHICS




1104-1116 Jung's Station Road
St. Charles, MO 63303



1104 Jung's Station Rd, St Ch...

Latitude: 38.742605
Longitude: -90.562135

Ring: 1, 3, 5 Miles

	1, 3, 5 miles radii	1, 3, 5 miles radii	1, 3, 5 miles radii
 2000 Total Population	11,457	72,766	140,943
2000 Group Quarters	36	272	2,758
2010 Total Population	12,086	79,931	151,832
2015 Total Population	12,610	83,255	156,810
2010 - 2015 Annual Rate	0.85%	0.82%	0.65%
 2000 Households	4,576	25,772	51,748
2000 Average Household Size	0	0	0
2010 Households	5,028	29,499	57,843
2010 Average Household Size	0	0	0
2015 Households	5,313	31,067	60,292
2015 Average Household Size	0	0	0
2010 - 2015 Annual Rate	1.11%	1.04%	0.83%
2000 Families	3,339	19,822	37,431
2000 Average Family Size	2	2	2
2010 Families	3,512	21,686	40,097
2010 Average Family Size	2	2	2
2015 Families	3,636	22,423	41,085
2015 Average Family Size	2	2	2
2010 - 2015 Annual Rate	0.7%	0.67%	0.49%
 2000 Housing Units	4,703	26,386	53,277
Owner Occupied Housing Units	33.3%	33.3%	33.3%
Renter Occupied Housing Units	33.3%	33.3%	33.3%
Vacant Housing Units	33.3%	33.3%	33.3%
2010 Housing Units	5,239	30,711	60,826
Owner Occupied Housing Units	0.5%	0.1%	0.0%
Renter Occupied Housing Units	0.5%	0.1%	0.0%
Vacant Housing Units	99.1%	99.8%	99.9%
2015 Housing Units	1	1	1
Owner Occupied Housing Units	50.0%	50.0%	50.0%
Renter Occupied Housing Units	50.0%	50.0%	50.0%
Vacant Housing Units	0.0%	0.0%	0.0%
Median Household Income			
2000	\$45,000	\$45,000	\$45,000
2010	\$50,000	\$50,000	\$50,000
2015	\$50,000	\$50,000	\$50,000
Median Home Value			
2000	\$90,000	\$90,000	\$90,000
2010	\$90,000	\$90,000	\$90,000
2015	\$90,000	\$90,000	\$90,000
Per Capita Income			
2000	\$1	\$1	\$1
2010	\$0	\$0	\$0
2015	\$0	\$0	\$0
Median Age			
2000	45.0	45.0	45.0
2010	45.0	45.0	45.0
2015	45.0	45.0	45.0

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.