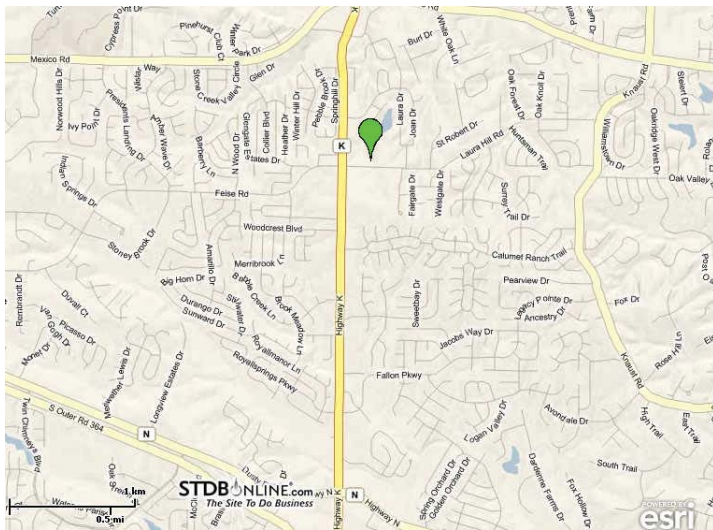


OFFICE/RETAIL FOR LEASE



LAURA K BUILDING 3 Hwy K & Laura Hill Road O'Fallon, MO 63366

Brand new building - completed and ready for occupancy. Above white box finish.

Building Size:	6,400 sf
Min Divisible:	1,600 sf
Traffic Count	39,387
	@ Hwy K & Laura Hill
Year Built:	2007
Lease Rate:	FIRST YEAR \$10.00/s.ft. plus NNN NNN = \$5.37/sq.ft. <i>subject to certain terms</i>
Sale Price	Call for pricing

Directions: I-70 to south on Highway K to property on the NE corner of the intersection at Hwy K and Laura Hill Rd



MCKELVEY PROPERTIES
building relationships . creating wealth

www.mckelveyproperties.com

Shari Nevels

snevels@mckelveyproperties.com

636-448-1293 cell

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



LAURA K CENTER - AERIAL

HWY K & LAURA HILL ROAD
O'FALLON, MO 63366

MP

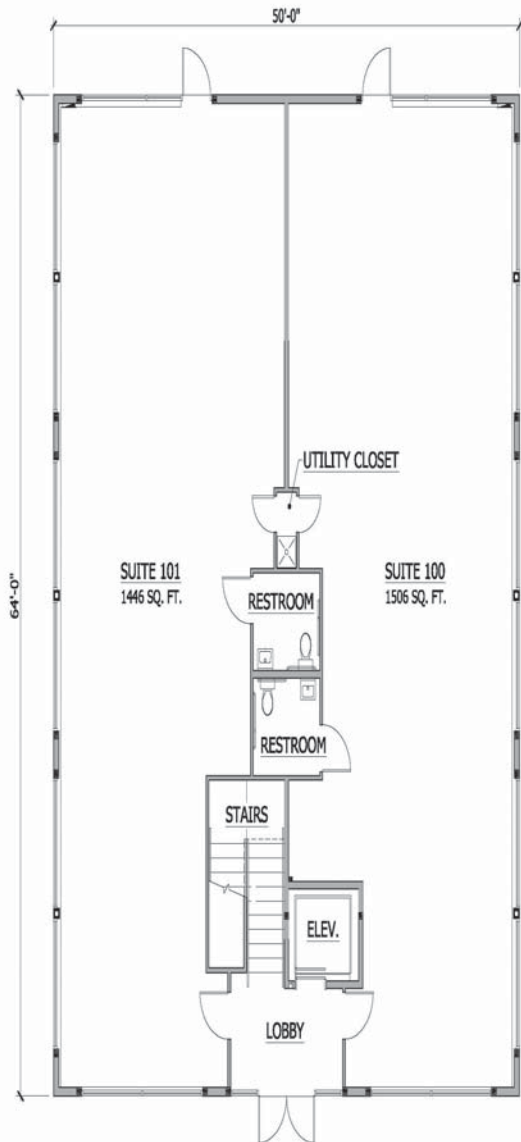


No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is subject to errors, omissions, change of price, withdrawal without notice, prior to sale any other listing conditions imposed by the principals.

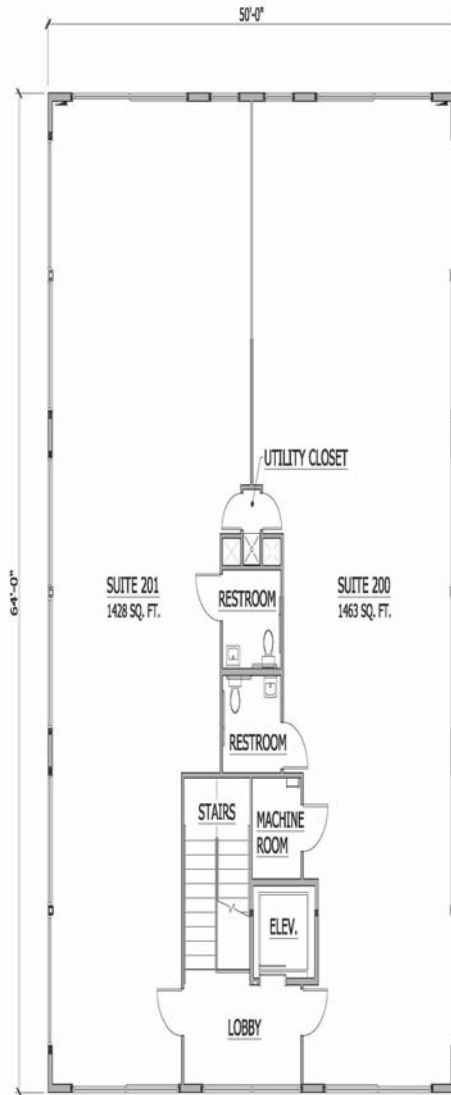
LAURA K CENTER - Floor Plans

Hwy K & Laura Hill Road
O'Fallon, MO 63366

MP



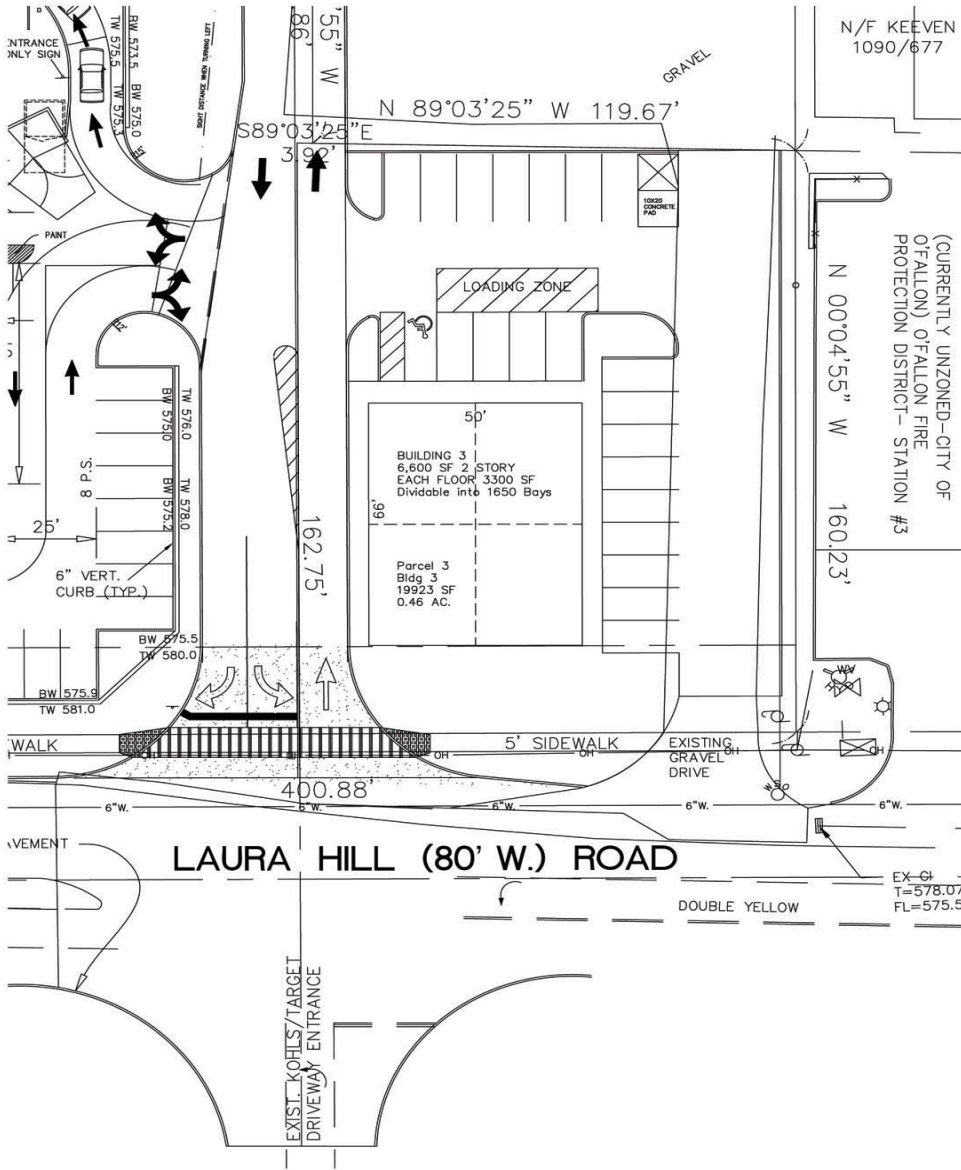
First Floor
Building 3 - Laura K Center



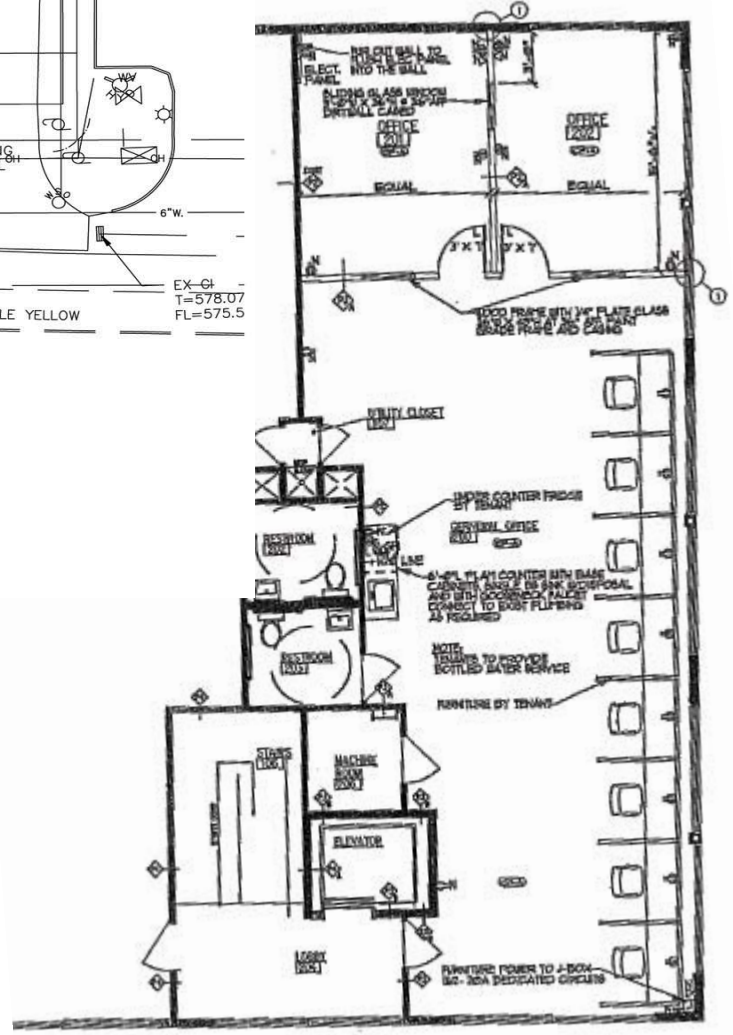
Second Floor
Building 3 - Laura K Center

LAURA K CENTER - Site Plan

Hwy K & Laura Hill Road
O'Fallon, MO 63366



conceptual floor plan



2nd Floor Plan
SCALE: 1/4"=1'-0"






Hwy K & Laura Hill Road
O'Fallon, MO 63366

SR K & Laura Hill Rd, O'Fall...

Latitude: 38.780216
Longitude: -90.699858

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	11,108	61,908	113,753
2000 Group Quarters	6	364	588
2010 Total Population	12,806	84,923	158,372
2015 Total Population	13,811	95,032	177,127
2010 - 2015 Annual Rate	1.52%	2.27%	2.26%
 2000 Households	3,703	20,626	38,590
2000 Average Household Size	3	2.98	2.93
2010 Households	4,344	29,171	55,147
2010 Average Household Size	2.95	2.9	2.86
2015 Households	4,724	32,899	62,124
2015 Average Household Size	2.92	2.88	2.84
2010 - 2015 Annual Rate	1.69%	2.43%	2.41%
2000 Families	3,090	16,882	31,359
2000 Average Family Size	3.26	3.3	3.27
2010 Families	3,523	23,200	43,660
2010 Average Family Size	3.25	3.26	3.24
2015 Families	3,784	25,847	48,614
2015 Average Family Size	3.24	3.26	3.24
2010 - 2015 Annual Rate	1.44%	2.18%	2.17%
 2000 Housing Units	3,808	21,310	39,776
Owner Occupied Housing Units	91.6%	87.7%	86.9%
Renter Occupied Housing Units	5.6%	9.2%	10.0%
Vacant Housing Units	2.8%	3.1%	3.1%
2010 Housing Units	4,539	30,711	57,935
Owner Occupied Housing Units	88.8%	84.6%	84.3%
Renter Occupied Housing Units	6.9%	10.4%	10.9%
Vacant Housing Units	4.3%	5.0%	4.8%
2015 Housing Units	5,016	35,198	66,329
Owner Occupied Housing Units	87.2%	83.1%	82.9%
Renter Occupied Housing Units	7.0%	10.4%	10.8%
Vacant Housing Units	5.8%	6.5%	6.3%
Median Household Income			
2000	\$58,331	\$59,697	\$60,838
2010	\$78,726	\$79,174	\$79,874
2015	\$92,992	\$94,147	\$94,908
Median Home Value			
2000	\$117,589	\$123,226	\$126,299
2010	\$170,993	\$181,153	\$185,650
2015	\$204,549	\$219,963	\$225,196
Per Capita Income			
2000	\$20,537	\$22,019	\$23,236
2010	\$29,700	\$31,107	\$31,872
2015	\$32,893	\$34,500	\$35,245
Median Age			
2000	30.3	31.9	32.8
2010	30.6	32.4	33.5
2015	31.0	32.3	33.3

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.



MCKELVEY PROPERTIES
building relationships . creating wealth

