

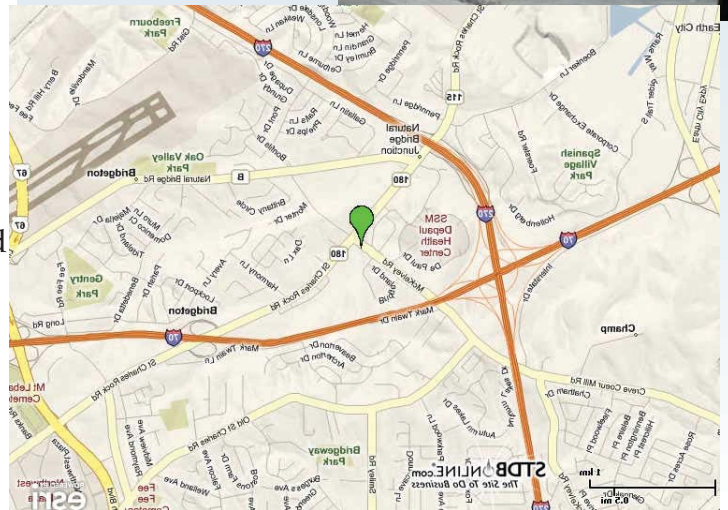
# OFFICE FOR LEASE

3550 MCKELVEY ROAD  
BRIDGETON, MO 63044



**Building Size:** 21,982 sf  
**Lot Size:** 1.55 acre  
**Available space:** Suite 100A - 918 sf  
Suite 100H - 164 sf  
Suite 2xxB - 1,969 sf  
Suite 2xxA - 1,876 sf  
Suite 206 - 1,223 sf  
Suite 203 - 1,413 sf  
**Zoning:** B-2  
**Municipality:** Bridgeton  
**Traffic Count:** 10,960 along McKelvey  
36,000 along St. Charles Road Rd  
**Parking:** 86 spaces  
**Taxes:** \$22,849.31 (2010)  
**Lease Rate:** \$14.00 sf Full Service

rear of building



**DIRECTIONS:** Just west of St. Charles Road Road and McKelvey Road

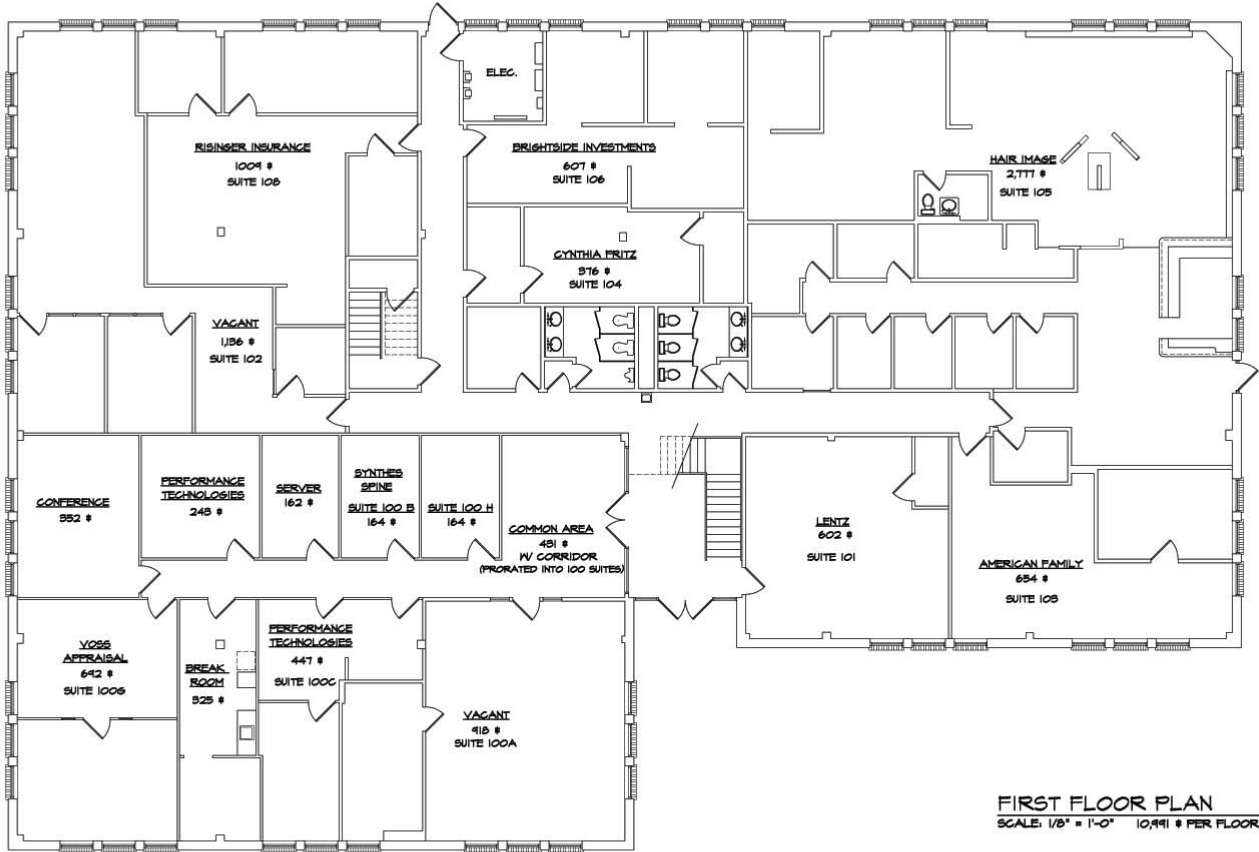
## CONTACT

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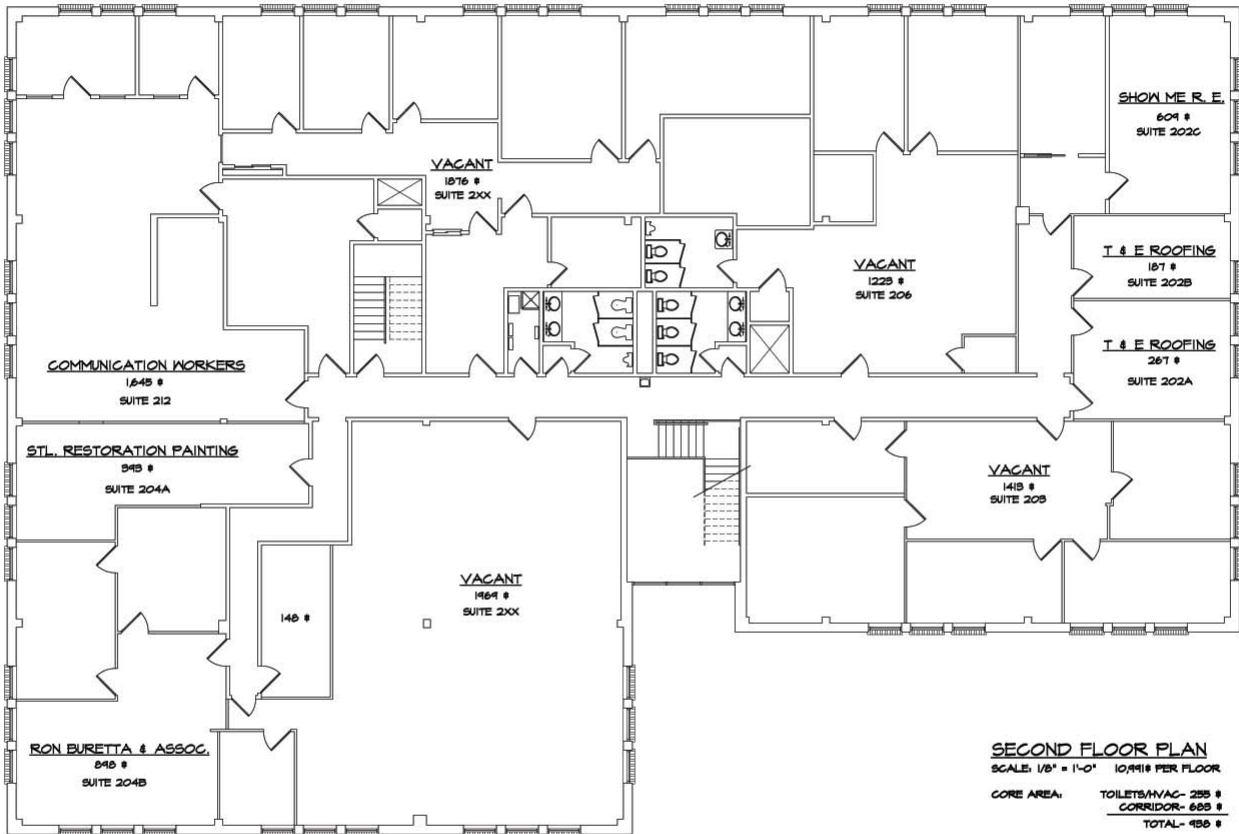


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**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 10,941 # PER FLOOR

<b>CORE AREA:</b>	TOILETS/HVAC- 402 #
	CORRIDOR- 866 #
	<b>TOTAL- 488 #</b>
<b>STAIR AREA:</b>	569 #
<b>LEASABLE AREA CALCULATION:</b>	
GROSS AREA:	10,941 #
LESS STAIRS:	< 569 #
<b>LEASABLE AREA:</b>	<b>10,372 #</b>
<b>PRO-RATA SHARE:</b>	488 # / 10,372 # = 0.5%
<b>ALL AREAS SHOWN IN RENTABLE SQUARE FEET</b>	



**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0" 10,991# PER FLOOR

CORE AREA: TOILETS/WAC- 255 #  
CORRIDOR- 655 #  
TOTAL- 950 #

STAIR AREA: 565 #

**LEASABLE AREA CALCULATION:**

GROSS AREA: 10,991 #  
LESS STAIRS: < 565 #  
LEASABLE AREA: 10,626 #

PRO-RATA SHARE: 950 # / 10,626 # = 8.9%

ALL AREAS SHOWN IN RENTABLE SQUARE FEET




# DEMOGRAPHICS

3550 McKelvey Road  
Bridgeton, MO 63044



Longitude: -90.427002

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	6,347	45,852	146,770
2000 Group Quarters	200	722	3,211
2010 Total Population	5,876	43,471	141,813
2015 Total Population	5,713	42,706	139,789
2010 - 2015 Annual Rate	-0.56%	-0.35%	-0.29%
 2000 Households	2,578	19,388	62,379
2000 Average Household Size	2.38	2.33	2.3
2010 Households	2,460	18,897	61,904
2010 Average Household Size	2.31	2.26	2.24
2015 Households	2,413	18,682	61,421
2015 Average Household Size	2.29	2.25	2.22
2010 - 2015 Annual Rate	-0.39%	-0.23%	-0.16%
2000 Families	1,713	11,986	36,874
2000 Average Family Size	2.91	2.95	2.96
2010 Families	1,578	11,168	34,738
2010 Average Family Size	2.87	2.93	2.96
2015 Families	1,523	10,825	33,696
2015 Average Family Size	2.86	2.94	2.97
2010 - 2015 Annual Rate	-0.71%	-0.62%	-0.61%
 2000 Housing Units	2,700	20,455	65,787
Owner Occupied Housing Units	64.6%	64.4%	59.4%
Renter Occupied Housing Units	28.4%	30.4%	35.4%
Vacant Housing Units	7.0%	5.2%	5.2%
2010 Housing Units	2,764	20,838	67,720
Owner Occupied Housing Units	61.1%	60.6%	55.5%
Renter Occupied Housing Units	27.9%	30.1%	35.9%
Vacant Housing Units	11.0%	9.3%	8.6%
2015 Housing Units	2,794	20,984	68,459
Owner Occupied Housing Units	60.2%	59.4%	54.3%
Renter Occupied Housing Units	26.2%	29.7%	35.4%
Vacant Housing Units	13.6%	11.0%	10.3%
<b>Median Household Income</b>			
2000	\$48,111	\$45,792	\$42,960
2010	\$65,266	\$58,592	\$56,156
2015	\$72,559	\$64,702	\$62,486
<b>Median Home Value</b>			
2000	\$112,700	\$94,361	\$87,389
2010	\$138,384	\$117,104	\$112,465
2015	\$153,331	\$130,956	\$127,495
<b>Per Capita Income</b>			
2000	\$23,384	\$22,787	\$22,518
2010	\$30,815	\$28,380	\$28,856
2015	\$34,371	\$31,638	\$32,373
<b>Median Age</b>			
2000	40.9	37.5	36.2
2010	44.3	40.0	38.0
2015	44.6	40.4	38.3

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.