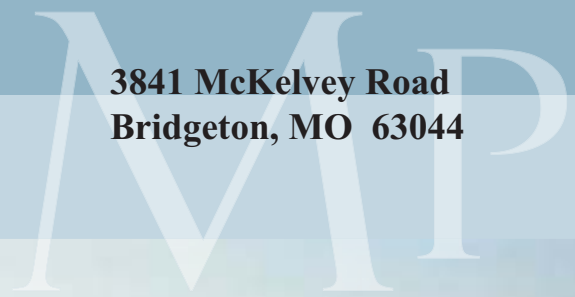


RETAIL FOR LEASE

BRIDGETON CROSSING

3841 McKelvey Road
Bridgeton, MO 63044



Located at the corner of McKelvey Road and Natural Bridge, across from the new Bridgeton City Hall.

Patricia McKelvey

636-448-1294 cell

pmckelvey@mckelveyproperties.com

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

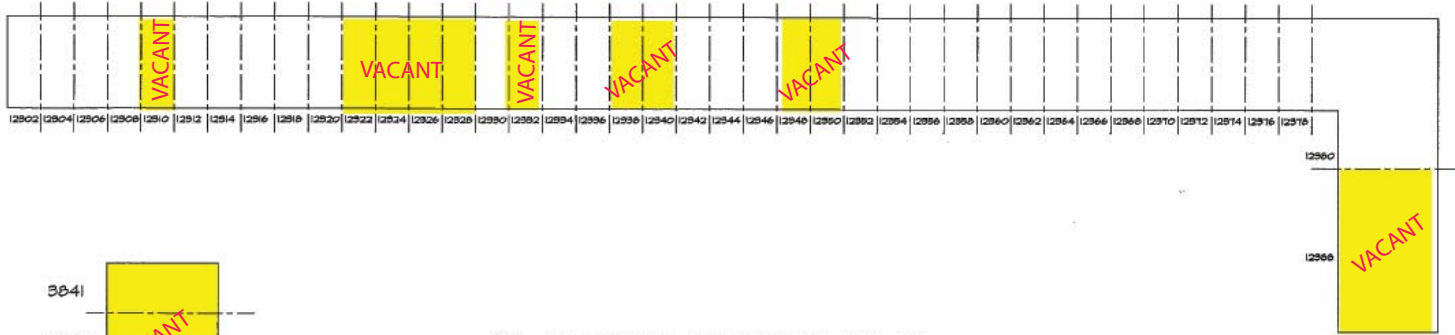
www.mckelveyproperties.com

Building Size:	66,512 sf
Total Available:	22,446 sf
Min Divisible:	1,020 sf
Max. Contiguous:	6,021 sf
Traffic Count:	38,580 (2009)
	Natural Bridge@ McKelvey
Year Built:	1971
Lease Rate:	\$11.00/sf NNN
	NNN = \$4.00/sq.ft.

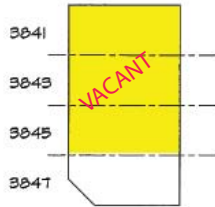


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McKelvey Road



SHOPPING CENTER KEY PLAN

NO SCALE

Natural Bridge Road

Unit 3841 - 1109 sf
 Unit 3843 - 1218 sf
 Unit 3845 - 1373 sf
 Unit 12310 - 1350 sf

Unit 12322- 12328 - 3575 sf
 Unit 12332 - 1100 sf
 Unit 12338-12340 - 1650 sf
 Unit 12348 - 1180 sf

Unit 12350 - 1500 sf
 Unit 12388 - 6021 sf

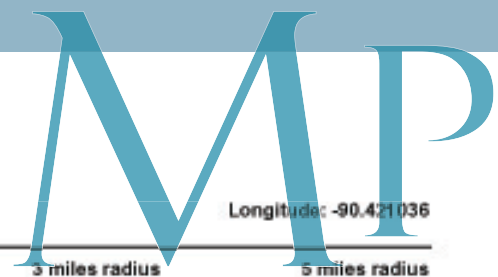


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Bridgeton Crossings

Bridgeton, MO 63044



Longitude: -90.421036

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	7,529	43,338	149,278
2000 Group Quarters	195	718	3,346
2010 Total Population	6,744	41,049	143,384
2015 Total Population	6,528	40,323	141,153
2010 - 2015 Annual Rate	-0.65%	-0.36%	-0.31%
 2000 Households	3,017	18,438	63,235
2000 Average Household Size	2.43	2.31	2.31
2010 Households	2,787	17,957	62,382
2010 Average Household Size	2.35	2.25	2.24
2015 Households	2,721	17,751	61,812
2015 Average Household Size	2.33	2.23	2.23
2010 - 2015 Annual Rate	-0.48%	-0.23%	-0.18%
2000 Families	2,021	11,342	37,645
2000 Average Family Size	2.96	2.94	2.97
2010 Families	1,803	10,553	35,276
2010 Average Family Size	2.91	2.92	2.96
2015 Families	1,732	10,224	34,184
2015 Average Family Size	2.9	2.93	2.97
2010 - 2015 Annual Rate	-0.8%	-0.63%	-0.63%
 2000 Housing Units	3,288	19,406	66,719
Owner Occupied Housing Units	63.4%	63.4%	59.1%
Renter Occupied Housing Units	28.6%	31.4%	35.6%
Vacant Housing Units	8.0%	5.2%	5.2%
2010 Housing Units	3,351	19,768	68,342
Owner Occupied Housing Units	56.1%	59.7%	55.3%
Renter Occupied Housing Units	27.1%	31.1%	36.0%
Vacant Housing Units	16.8%	9.2%	8.7%
2015 Housing Units	3,394	19,909	69,009
Owner Occupied Housing Units	54.8%	58.5%	54.1%
Renter Occupied Housing Units	25.3%	30.7%	35.5%
Vacant Housing Units	19.8%	10.8%	10.4%
Median Household Income			
2000	\$48,326	\$44,051	\$42,227
2010	\$66,092	\$56,653	\$55,116
2015	\$73,451	\$63,490	\$61,825
Median Home Value			
2000	\$110,480	\$91,484	\$83,898
2010	\$136,071	\$113,239	\$106,733
2015	\$150,384	\$126,507	\$120,922
Per Capita Income			
2000	\$23,184	\$22,039	\$21,790
2010	\$30,779	\$27,695	\$27,995
2015	\$34,244	\$30,960	\$31,427
Median Age			
2000	40.6	37.9	35.9
2010	43.8	40.6	37.6
2015	44.2	41.1	38.0

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.



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