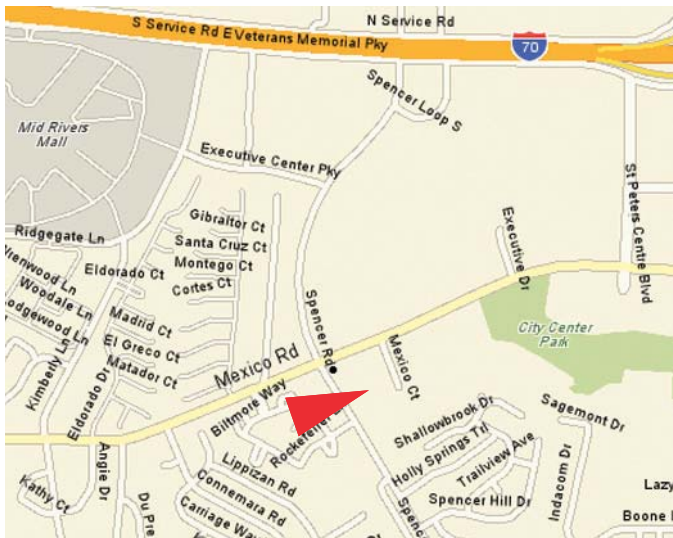


OFFICE/RETAIL FOR LEASE

6061-6069 MEXICO ROAD
TIFFANY PLAZA
ST. PETERS, MO 63376

MP



Building Size: 8,160 sf
Space Availability: Unit 6069 - 4,080 sf
Unit 6061/63- 2,040 sf
Parking Ratio: 42 Spaces
Zoning: C-2
Municipality: St. Peters
Traffic Count: 24,998 ADT - 9/09
Mexico, E of Spencer
Lease Rate: \$10.00/sf NNN
NNN = \$4.20/sf
Current Tenants: Dogville Dog Grooming
Visiting Angels

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

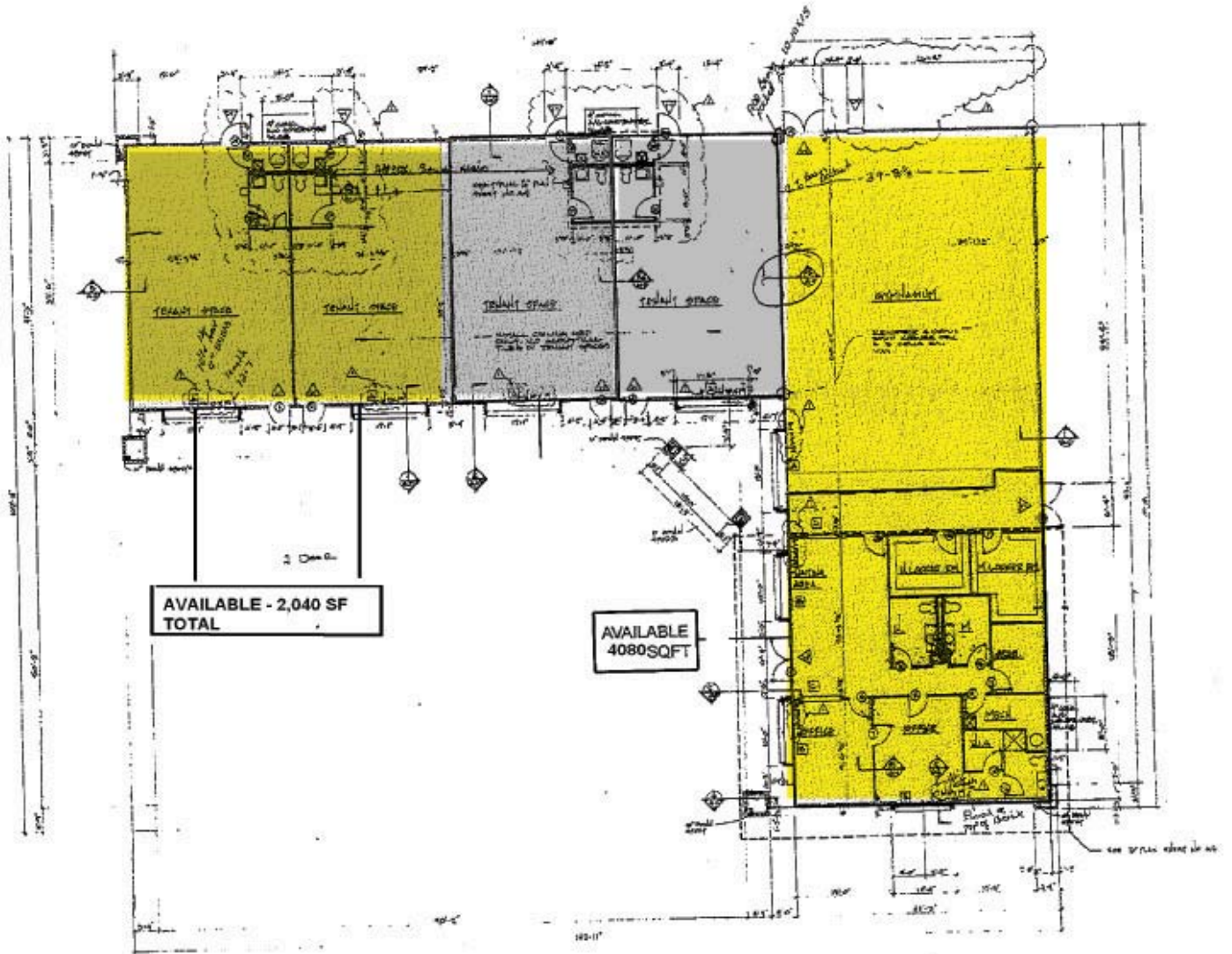


MCKELVEY PROPERTIES
building relationships . creating wealth
www.mckelveyproperties.com

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

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

6061-6069 Mexico Road
Tiffany Plaza
St. Peters, MO 63376



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

6061-6069 Mexico Road St. Peters, MO 63376



6061 Mexico Rd, St. Peters, ...

Latitude: 38.78999
Longitude: -90.606722
Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
			
2000 Total Population	9,055	59,713	145,572
2000 Group Quarters	131	150	754
2009 Total Population	9,163	65,021	164,603
2014 Total Population	9,293	67,781	175,342
2009 - 2014 Annual Rate	0.28%	0.83%	1.27%
			
2000 Households	3,272	20,649	51,803
2000 Average Household Size	2.73	2.88	2.8
2009 Households	3,449	23,592	60,928
2009 Average Household Size	2.62	2.75	2.69
2014 Households	3,532	24,896	65,567
2014 Average Household Size	2.59	2.72	2.66
2009 - 2014 Annual Rate	0.48%	1.08%	1.48%
2000 Families	2,344	16,232	39,736
2000 Average Family Size	3.27	3.28	3.22
2009 Families	2,355	17,746	44,917
2009 Average Family Size	3.22	3.2	3.16
2014 Families	2,353	18,320	47,330
2014 Average Family Size	3.23	3.19	3.16
2009 - 2014 Annual Rate	-0.02%	0.64%	1.05%
			
2000 Housing Units	3,352	21,081	53,204
Owner Occupied Housing Units	75.4%	83.8%	81.3%
Renter Occupied Housing Units	22.1%	14.2%	16.0%
Vacant Housing Units	2.5%	2.0%	2.6%
2009 Housing Units	3,584	24,445	63,605
Owner Occupied Housing Units	72.0%	80.1%	78.3%
Renter Occupied Housing Units	24.2%	16.4%	17.5%
Vacant Housing Units	3.8%	3.5%	4.2%
2014 Housing Units	3,679	25,861	68,589
Owner Occupied Housing Units	72.0%	79.4%	77.8%
Renter Occupied Housing Units	24.0%	16.8%	17.8%
Vacant Housing Units	4.0%	3.7%	4.4%
Median Household Income			
2000	\$53,825	\$60,413	\$59,187
2009	\$66,867	\$77,135	\$78,968
2014	\$67,034	\$82,024	\$81,641
Median Home Value			
2000	\$110,090	\$112,815	\$117,469
2009	\$168,484	\$172,428	\$179,387
2014	\$206,128	\$211,640	\$219,377
Per Capita Income			
2000	\$22,191	\$22,472	\$23,597
2009	\$29,479	\$30,856	\$32,408
2014	\$30,773	\$32,178	\$33,805
Median Age			
2000	36.1	34.5	33.9
2009	38.2	36.0	35.1
2014	38.2	36.2	35.0

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 2009 and 2014.