



PRICE REDUCED!!



Building Size: 2262 sf - office
3300 sf - warehouse/office

Lot Size: .40 acre

Parking Ratio: 3/1000

Frontage: 160+/-'

Zoning: C2

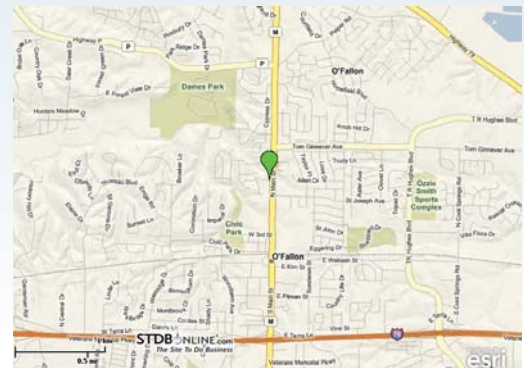
Municipality: O'Fallon

Traffic Count: 14,170 (2010 ADT)

Lease Rate: \$10.00/sf NNN - office
\$6.00.sq.ft. NNN - warehouse
(NNN = \$2.35/sf)

Sale Price: ~~\$400,000.00~~ **\$350,000.00**

Comments: Building also has 3300 sq.ft. warehouse building with tenants on a month-to-month basis. Building has been completely refurbished with freshly painted walls. Also has small kitchen, offices & some open areas



DIRECTIONS: I-70 W to Hwy K, right onto Main to property on left.

Shari Nevels
636-448-1293cell
snevels@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

Interior Photos

703 N Main
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 or any other listing conditions imposed by the principals.

Demographics

703 N Main Street
O'Fallon, MO 63366



703 N Main St, O'Fallon, MO 63366-1742
Ring: 5 miles radius

Prepared by Patricia McKevey

Latitude: 38.818237

Longitude: -90.700226

Summary		2000		2010		2015	
Population		82,015		114,163		128,140	
Households		27,965		40,264		45,571	
Families		22,553		31,494		35,202	
Average Household Size		2.92		2.83		2.80	
Owner Occupied Housing Units		24,750		35,164		39,745	
Renter Occupied Housing Units		3,215		5,100		5,827	
Median Age		32.5		33.5		33.4	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		2.34%		0.58%		0.76%	
Households		2.51%		0.63%		0.78%	
Families		2.25%		0.36%		0.64%	
Owner HHs		2.48%		0.66%		0.82%	
Median Household Income		2.76%		2.47%		2.36%	
Households by Income		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
<\$15,000		1,335	4.8%	1,162	2.9%	986	2.2%
\$15,000 - \$24,999		1,931	6.9%	1,619	4.0%	1,375	3.0%
\$25,000 - \$34,999		2,787	10.0%	1,886	4.7%	1,489	3.3%
\$35,000 - \$49,999		4,732	16.9%	5,060	12.6%	4,264	9.4%
\$50,000 - \$74,999		8,632	30.9%	9,627	23.9%	11,176	24.5%
\$75,000 - \$99,999		4,868	17.4%	7,945	19.7%	5,985	13.1%
\$100,000 - \$149,999		2,791	10.0%	10,073	25.0%	16,468	36.1%
\$150,000 - \$199,999		529	1.9%	1,669	4.1%	2,222	4.9%
\$200,000+		372	1.3%	1,223	3.0%	1,605	3.5%
Median Household Income		\$58,813		\$76,731		\$87,913	
Average Household Income		\$64,625		\$86,989		\$95,893	
Per Capita Income		\$22,276		\$30,765		\$34,187	
Population by Age		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		7,374	9.0%	10,542	9.2%	11,634	9.1%
5 - 9		7,311	8.9%	9,935	8.7%	11,237	8.8%
10 - 14		7,168	8.7%	9,396	8.2%	10,834	8.5%
15 - 19		5,666	6.9%	7,744	6.8%	8,684	6.8%
20 - 24		3,935	4.8%	5,766	5.1%	6,404	5.0%
25 - 34		13,240	16.1%	16,258	14.2%	18,741	14.6%
35 - 44		15,831	19.3%	18,609	16.3%	19,305	15.1%
45 - 54		9,612	11.7%	17,033	14.9%	17,801	13.9%
55 - 64		5,845	7.1%	9,877	8.7%	12,490	9.7%
65 - 74		3,747	4.6%	5,337	4.7%	6,892	5.4%
75 - 84		1,808	2.2%	2,810	2.5%	3,097	2.4%
85+		481	0.6%	858	0.8%	1,024	0.8%
Race and Ethnicity		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
White Alone		78,336	95.5%	105,278	92.2%	116,970	91.3%
Black Alone		1,666	2.0%	3,787	3.3%	4,801	3.7%
American Indian Alone		184	0.2%	331	0.3%	386	0.3%
Asian Alone		635	0.8%	2,083	1.8%	2,657	2.1%
Pacific Islander Alone		21	0.0%	45	0.0%	49	0.0%
Some Other Race Alone		330	0.4%	825	0.7%	1,021	0.8%
Two or More Races		843	1.0%	1,814	1.6%	2,256	1.8%
Hispanic Origin (Any Race)		1,227	1.5%	3,228	2.8%	4,307	3.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

April 25, 2011

04/25/11 11:44

Page 2 of 6

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.