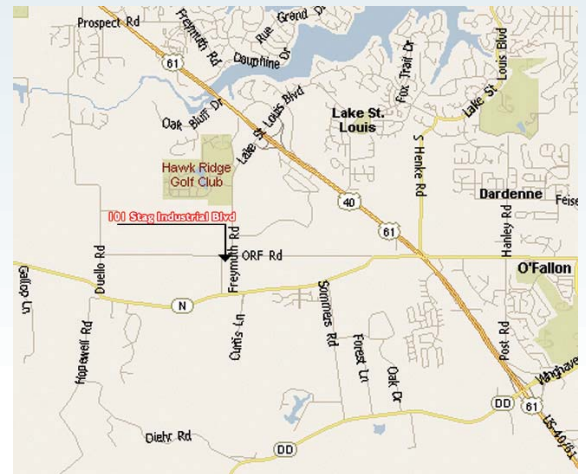




**Building Size:** 14,480sf  
**Lot Size:** 2.22 Acre  
**Space Available:** 1,840 sf  
**# of Stories** One (1)  
**Year Built:** 2003  
**Office:** 96 sq.ft.  
**Warehouse:** 1,744 sq.ft. (heated)  
**Municipality:** Lake St. Louis  
**Parking:** 41 spaces  
**Loading Dock:** One  
**2007 Taxes:** \$17,366/2007  
**Lease Rate:** \$7.50/sq.ft. modified gross



**Al Meinershagen**  
[meinershagen@mckelveyproperties.com](mailto:meinershagen@mckelveyproperties.com)  
636-219-7406

2010 Bluestone Drive,  
St. Charles, Missouri 63303  
636-669-9111 / office  
636-669-9117 / fax

**DIRECTIONS:** Hwy 40/61 to S on Hwy N to right on  
Stag Industrial Blvd.






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# DEMOGRAPHICS

103 Stag Industrial  
Lake St. Louis, MO 63376



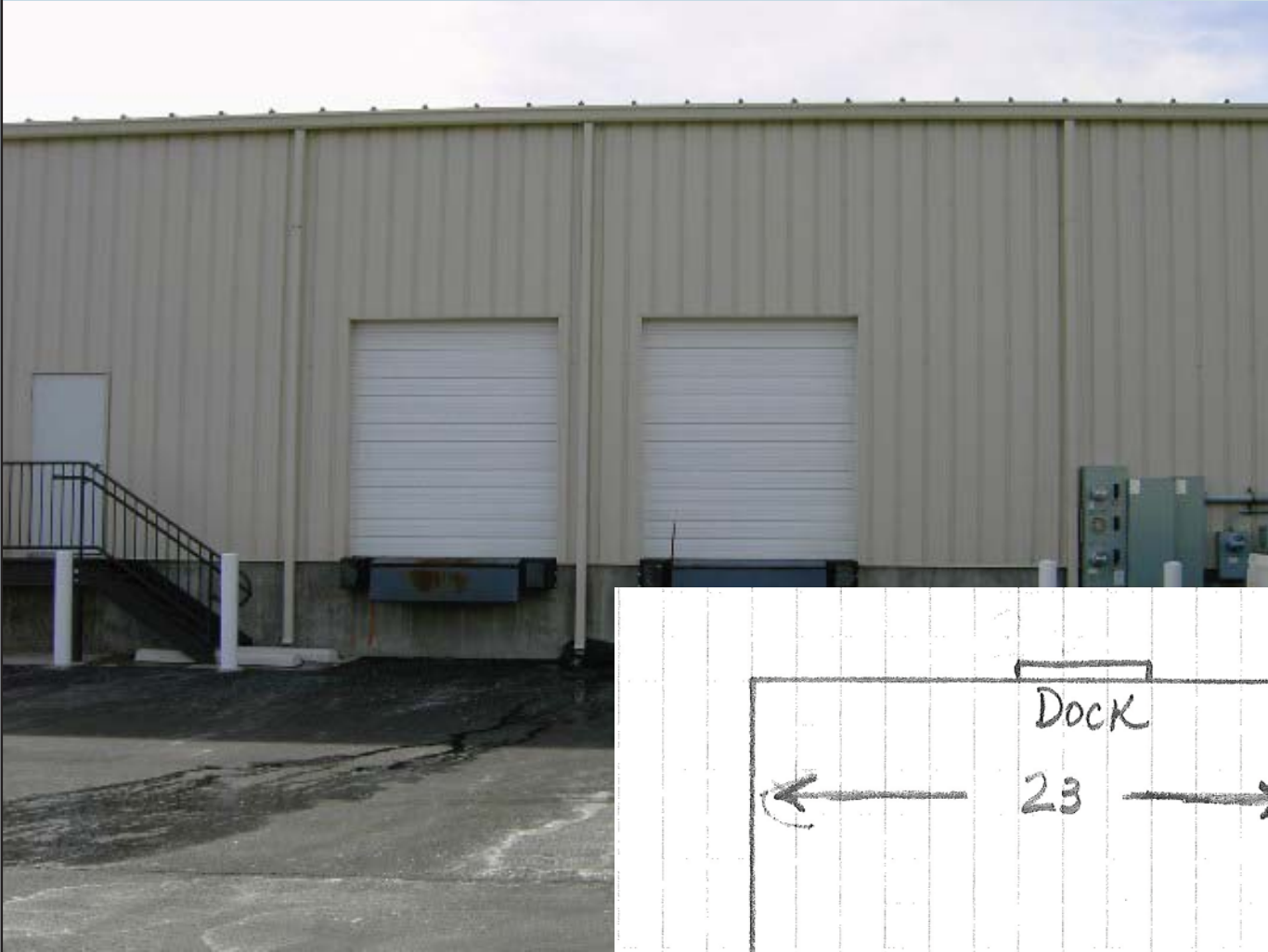
103 Stag Industrial	103 Stag Industrial Blv Lake Saint Louis, MO 63	103 Stag Industrial Blv Lake Saint Louis, MO 63	103 Stag Industrial Blv Lake Saint Louis, MO 63	
Latitude: 38.76615	Radius: 1.0 mile	Radius: 3.0 mile	Radius: 5.0 mile	
Longitude: -90.802473				
	2000 Total Population	516	14,889	41,731
	2000 Group Quarters	0	5	112
	2008 Total Population	1,667	27,752	69,833
	2013 Total Population	1,998	33,102	84,596
	2008 - 2013 Annual Rate	3.69%	3.59%	3.91%
	2000 Households	167	5,549	14,626
	2000 Average Household Size	3.09	2.68	2.85
	2008 Households	597	10,756	24,997
	2008 Average Household Size	2.79	2.58	2.79
	2013 Households	723	12,918	30,389
	2013 Average Household Size	2.76	2.56	2.78
	2008 - 2013 Annual Rate	3.9%	3.73%	3.98%
	2000 Families	141	4,352	11,650
	2000 Average Family Size	3.37	3.02	3.19
	2008 Families	495	8,230	19,416
	2008 Average Family Size	3.09	2.95	3.19
	2013 Families	591	9,706	23,214
	2013 Average Family Size	3.08	2.96	3.21
	2008 - 2013 Annual Rate	3.61%	3.35%	3.64%
	<b>2000 Housing Units</b>	170	5,909	15,408
	Owner Occupied Housing Units	91.3%	81.2%	81.6%
	Renter Occupied Housing Units	5.2%	13.5%	13.3%
	Vacant Housing Units	3.5%	5.3%	5.1%
	<b>2008 Housing Units</b>	620	11,486	26,502
	Owner Occupied Housing Units	90.5%	81.3%	81.4%
	Renter Occupied Housing Units	5.8%	12.4%	13.0%
	Vacant Housing Units	3.7%	6.4%	5.7%
	<b>2013 Housing Units</b>	754	13,776	32,205
	Owner Occupied Housing Units	89.7%	81.0%	81.0%
	Renter Occupied Housing Units	6.2%	12.8%	13.4%
	Vacant Housing Units	4.1%	6.2%	5.6%
	<b>Median Household Income</b>			
	2000	\$73,907	\$61,369	\$59,263
	2008	\$107,465	\$79,529	\$80,571
	2013	\$142,419	\$93,621	\$96,152
	<b>Median Home Value</b>			
	2000	\$181,667	\$149,740	\$141,643
	2008	\$296,296	\$221,431	\$215,280
	2013	\$300,391	\$227,130	\$221,838
	<b>Per Capita Income</b>			
	2000	\$32,691	\$27,876	\$24,197
	2008	\$47,851	\$37,093	\$34,897
	2013	\$65,475	\$48,236	\$46,373
	<b>Median Age</b>			
	2000	37.9	36.6	33.4
	2008	41.0	37.3	34.3
	2013	42.6	37.7	34.2

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 2008 and 2013.

103 Stag Industrial  
Lake St. Louis, MO 63376

MP



Clean warehouse with 14' clear ceilings  
dock high loading, heat and air and 96  
square foot of office

