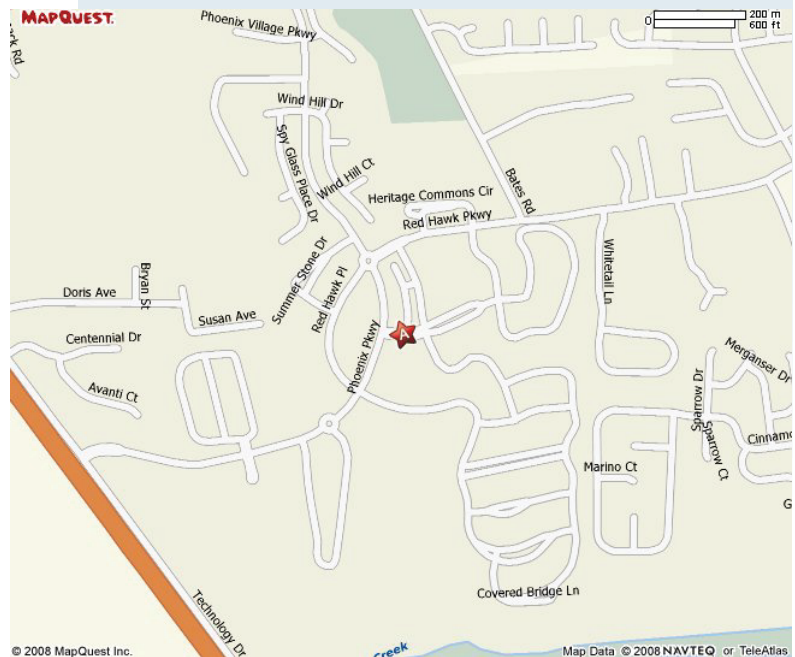


CONVIENTLY LOCATED IN WINGHAVEN



Building Size: 9,284 sf
Lot Size: .72 Acre
Space Available: 1,658 sf
of Stories One (1)
Year Built: 2003
Municipality: O'Fallon
Utilities: All at site
Lease Rate: \$16.50/sf NNN

Comments: Retail/office conveniently located with quick access to Hwy 40/64



Rich Goodman
rgoodman@mckelveyproperties.com
314-659-9175

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

DIRECTIONS: Hwy 40 W, right on Winghaven Blvd, R on Phoenix Pkwy, L on Village Center Dr.






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DEMOGRAPHICS

7541-7543 Village Center Dr.
O'Fallon, MO 63366



Winghaven	879 Village Center Dr O'Fallon, MO 63368 Radius: 1.0 mile	879 Village Center Dr O'Fallon, MO 63368 Radius: 3.0 mile	879 Village Center Dr O'Fallon, MO 63368 Radius: 5.0 mile
 2000 Total Population	2,233	29,174	78,456
2000 Group Quarters	0	25	320
2008 Total Population	8,020	47,729	111,014
2013 Total Population	10,650	58,514	131,378
2008 - 2013 Annual Rate	5.84%	4.16%	3.43%
 2000 Households	658	9,348	26,293
2000 Average Household Size	3.39	3.12	2.97
2008 Households	2,393	15,615	38,218
2008 Average Household Size	3.35	3.05	2.9
2013 Households	3,176	19,204	45,533
2013 Average Household Size	3.35	3.05	2.88
2008 - 2013 Annual Rate	5.82%	4.22%	3.56%
2000 Families	588	7,910	21,711
2000 Average Family Size	3.62	3.4	3.28
2008 Families	2,097	12,908	30,674
2008 Average Family Size	3.62	3.39	3.26
2013 Families	2,751	15,656	35,965
2013 Average Family Size	3.65	3.41	3.27
2008 - 2013 Annual Rate	5.58%	3.94%	3.23%
 2000 Housing Units	681	9,712	27,250
Owner Occupied Housing Units	93.1%	91.8%	88.3%
Renter Occupied Housing Units	2.0%	4.2%	8.2%
Vacant Housing Units	4.9%	4.0%	3.5%
2008 Housing Units	2,522	16,373	39,848
Owner Occupied Housing Units	89.6%	89.6%	86.6%
Renter Occupied Housing Units	5.3%	5.8%	9.3%
Vacant Housing Units	5.1%	4.6%	4.1%
2013 Housing Units	3,355	20,182	47,612
Owner Occupied Housing Units	89.0%	88.9%	86.0%
Renter Occupied Housing Units	5.7%	6.2%	9.6%
Vacant Housing Units	5.3%	4.8%	4.4%
Median Household Income			
2000	\$75,296	\$63,976	\$62,882
2008	\$116,179	\$96,073	\$86,981
2013	\$156,515	\$127,201	\$108,746
Median Home Value			
2000	\$163,904	\$144,733	\$139,978
2008	\$234,229	\$222,429	\$218,204
2013	\$238,607	\$229,913	\$225,151
Per Capita Income			
2000	\$25,153	\$23,510	\$24,210
2008	\$40,659	\$36,612	\$35,627
2013	\$58,975	\$51,187	\$47,609
Median Age			
2000	31.3	31.2	32.5
2008	28.8	30.8	33.0
2013	28.8	30.6	32.8

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.

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