

# FOR LEASE

## 1,325-3,000 SF RETAIL

4871 & 4899 MEXICO RD | ST. PETERS, MO 63376



McKELVEY PROPERTIES  
building relationships . creating wealth



### FEATURES

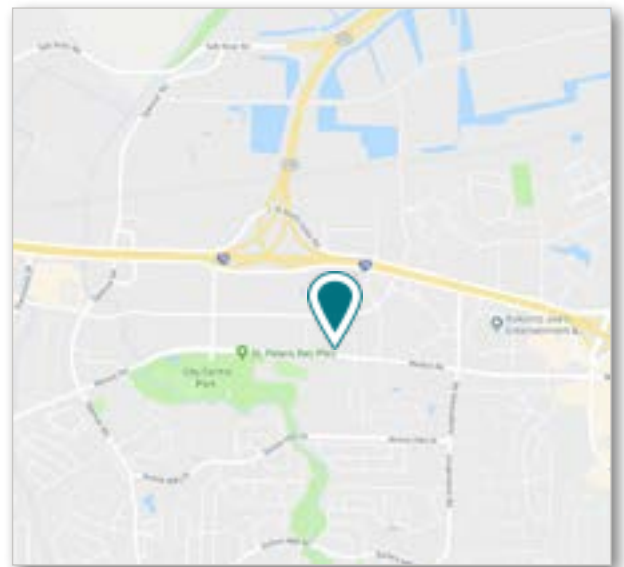
- › UNIT #4871: 1,325 SF retail space for lease
- › UNIT #4899: 3,000 SF retail space for lease. Former restaurant, patio, & end cap. Included in space, but for an additional charge, is the furniture, fixtures & equipment. Full inventory list available upon request.
- › Excellent frontage along Mexico Rd with high visibility
- › Attractive demographic profile
- › Immediate access to I-70
- › Over 18,000 vpd on Mexico Rd
- › Proximity to BJC Hospital, St. Peters Rec Plex & City Hall, Lutheran High School & Fort Zumwalt East High School

LEASE RATE: \$14.00-\$16.00/SF + \$5.44/SF NNN

### Contact

PATRICIA MCKELVEY  
636.448.1294  
pmckelvey@mckelveyproperties.com

BUILDING SF 13,044 SF 13,660 SF	ZONING C2	TAXES (2018) \$36,237.18
---------------------------------------	--------------	-----------------------------



# FOR LEASE

## 1,325-3,000 SF RETAIL

4871 & 4899 MEXICO RD | ST. PETERS, MO 63376



MCKELVEY PROPERTIES  
building relationships . creating wealth

### AERIAL MAP WITH RETAIL



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,033	69,361	171,999
HOUSEHOLDS	2,815	27,524	66,692
MEDIAN HH INCOME	\$84,965	\$75,595	\$75,107
MEDIAN HOME VALUE	\$197,735	\$183,944	\$193,226

#### Contact

PATRICIA MCKELVEY  
636.448.1294  
pmckelvey@mckelveyproperties.com



# FOR LEASE

## 1,325-3,000 SF RETAIL

4871 & 4899 MEXICO RD | ST. PETERS, MO 63376



McKELVEY PROPERTIES  
building relationships . creating wealth

### AERIAL MAP



Number	Name	SF
4861	LOX Family Hair Salon	1,325
4863	ABC Tax	1,325
4865	Jimmy Johns	1,325
4867	Smoothie King	1,566
4869	Sudsy's Muddy Paw Wash	1,043
<b>4871</b>	<b>AVAILABLE</b>	<b>1,325</b>
4873-4877	Smoke Smart	3,706
4879	Little Caesars	1,325

Number	Name	SF
4881	Mascots	2,833
4885	St. Peters Community Pharmacy	1,507
4887	SSM Health Physical Therapy	2,000
4891	Mississippi Valley Regional Blood Center	2,750
4895	Nicholas Financial	1,336
<b>4899</b>	<b>AVAILABLE (Restaurant Space)</b>	<b>3,000</b>

### Contact

PATRICIA MCKELVEY  
636.448.1294  
pmckelvey@mckelveyproperties.com



# FOR LEASE

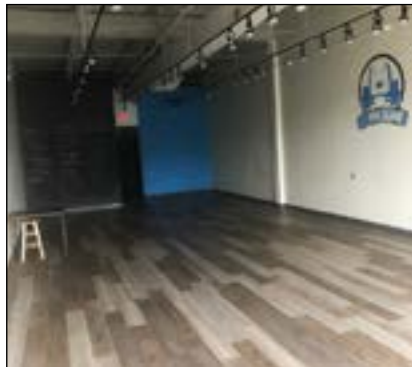
## 1,325-3,000 SF RETAIL

4871 & 4899 MEXICO RD | ST. PETERS, MO 63376



McKELVEY PROPERTIES  
building relationships . creating wealth

UNIT #4871



### Contact

PATRICIA MCKELVEY  
636.448.1294  
pmckelvey@mckelveyproperties.com



# FOR LEASE

## 1,325-3,000 SF RETAIL

4871 & 4899 MEXICO RD | ST. PETERS, MO 63376



McKELVEY PROPERTIES  
building relationships . creating wealth

UNIT #4899



### Contact

PATRICIA MCKELVEY

636.448.1294

pmckelvey@mckelveyproperties.com



# FOR LEASE

## 1,325-3,000 SF RETAIL

4871 & 4899 MEXICO RD | ST. PETERS, MO 63376



McKELVEY PROPERTIES  
building relationships . creating wealth

### 4881-4889 MEXICO RD - SITE PLAN



#### Contact

PATRICIA MCKELVEY  
636.448.1294  
pmckelvey@mckelveyproperties.com



# FOR LEASE

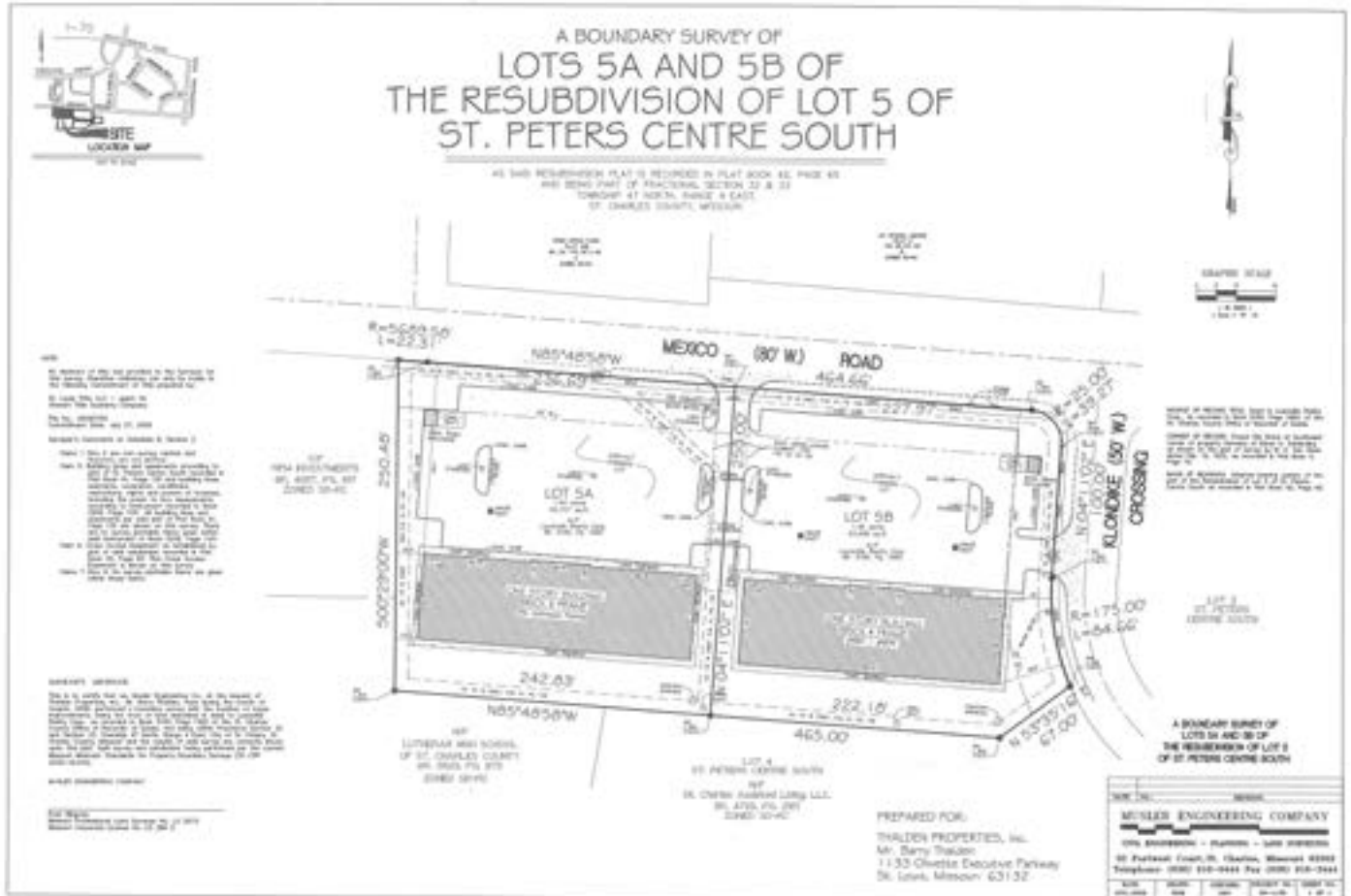
## 1,325-3,000 SF RETAIL

4871 & 4899 MEXICO RD | ST. PETERS, MO 63376



McKELVEY PROPERTIES  
building relationships . creating wealth

### BOUNDARY SURVEY



#### Contact

PATRICIA MCKELVEY

636.448.1294

pmckelvey@mckelveyproperties.com

