

# FOR LEASE

## 255 - 1,890 SF OFFICE

WOODSTONE PLAZA

3910-3930 S OLD HIGHWAY 94 | ST. CHARLES, MO 63303



McKELVEY PROPERTIES  
building relationships . creating wealth



### FEATURES

- › Multiple suites available (see attached floor plans):
  - Suite 3920-33: 990 SF
  - Suite 3920-35: 804 SF
  - Suite 3930-44: 1,890 SF
  - Suite 3930-105: 255 SF
- › Ample parking; 4.5/1,000 SF
- › Excellent visibility from S Old Highway 94
- › Located in a high-traffic area with nearby retailers including: Wal Mart, Aldi and Kohls

LEASE RATE: \$9.00/SF + \$2.75/SF NNN

### Contact

SHARI NEVELS  
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snevels@mckelveyproperties.com

3 BUILDINGS 31,715 SF	ZONING COMMERCIAL	TAXES (2018) \$26,922.69
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### AERIAL MAP



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,914	86,179	162,690
POPULATION GROWTH	1.04%	1.24%	1.34%
HOUSEHOLDS	4,201	32,360	63,503
MEDIAN HH INCOME	\$80,978	\$84,608	\$78,129
MEDIAN HOME VALUE	\$189,086	\$202,998	\$202,620

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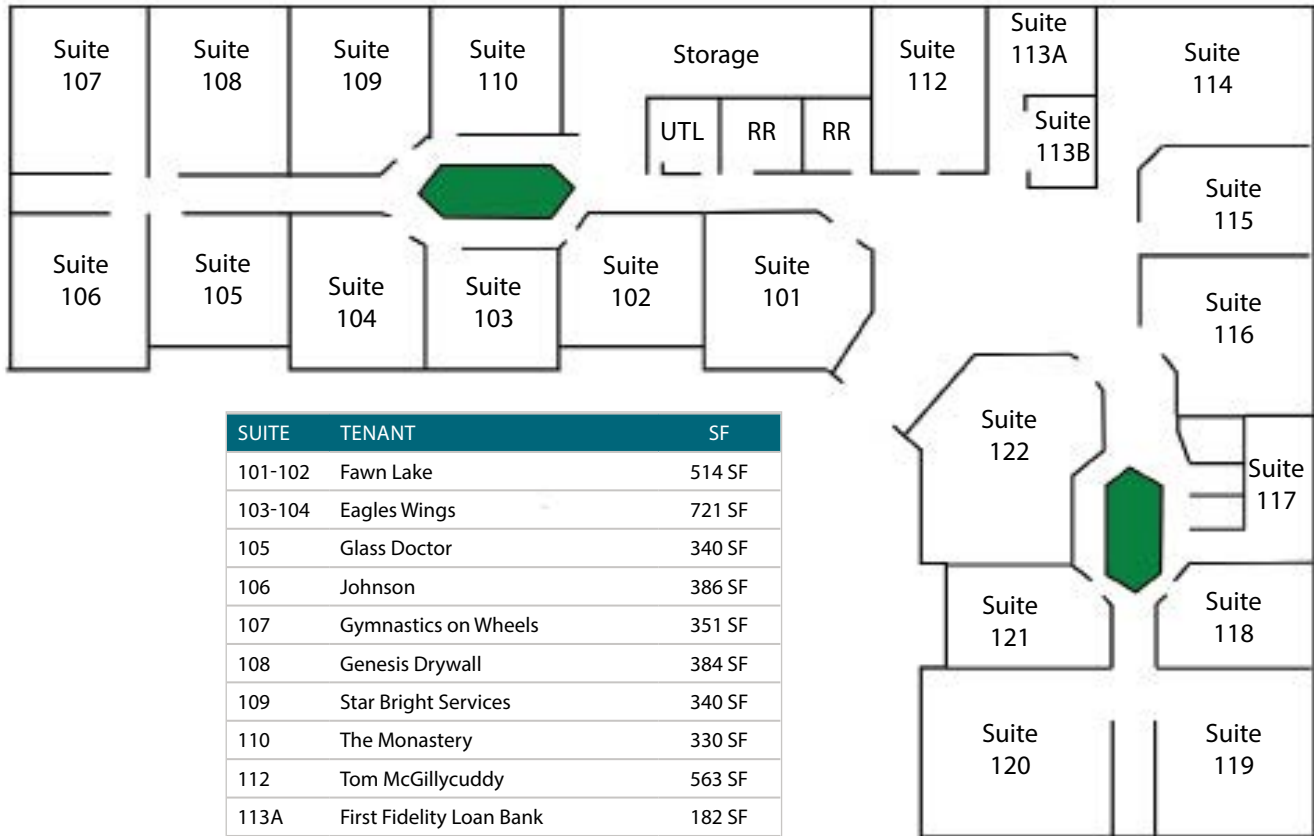
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### FLOOR PLANS

Building 3910 - 11,305 SF



SUITE	TENANT	SF
101-102	Fawn Lake	514 SF
103-104	Eagles Wings	721 SF
105	Glass Doctor	340 SF
106	Johnson	386 SF
107	Gymnastics on Wheels	351 SF
108	Genesis Drywall	384 SF
109	Star Bright Services	340 SF
110	The Monastery	330 SF
112	Tom McGillycuddy	563 SF
113A	First Fidelity Loan Bank	182 SF
113B	Helping Hand at Home Healthcare	130 SF
114	From Our Hearts 2 Years	645 SF
115	Midwest Hearing Center	415 SF
116	The Tax Office	540 SF
117	The Monastery	400 SF
118-120	Christ The King	1,174 SF
121	Restaurant DuJour LLC	576 SF
122	TQS	544 SF

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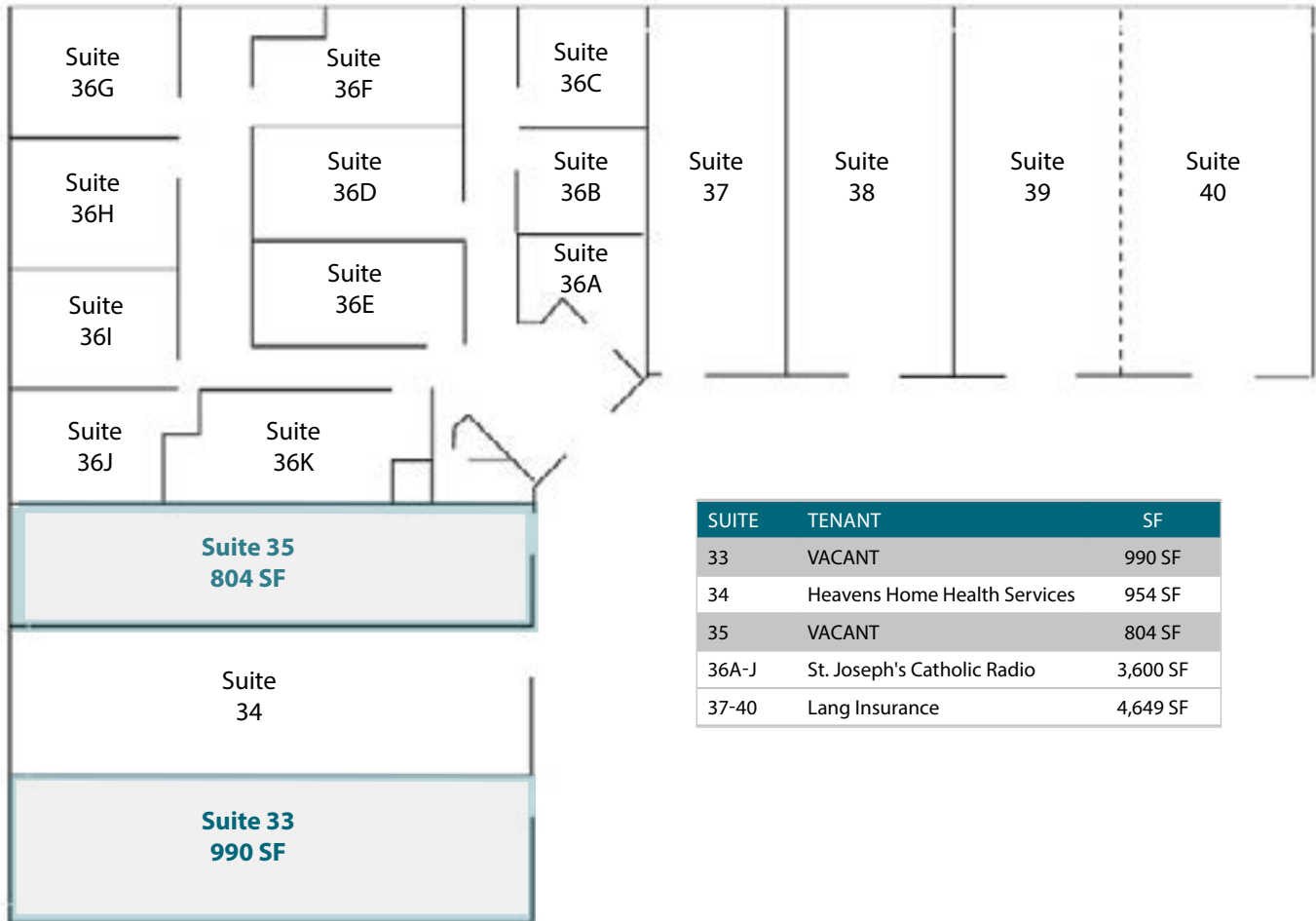
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### FLOOR PLANS

Building 3920 - 11,710 SF



SUITE	TENANT	SF
33	VACANT	990 SF
34	Heavens Home Health Services	954 SF
35	VACANT	804 SF
36A-J	St. Joseph's Catholic Radio	3,600 SF
37-40	Lang Insurance	4,649 SF

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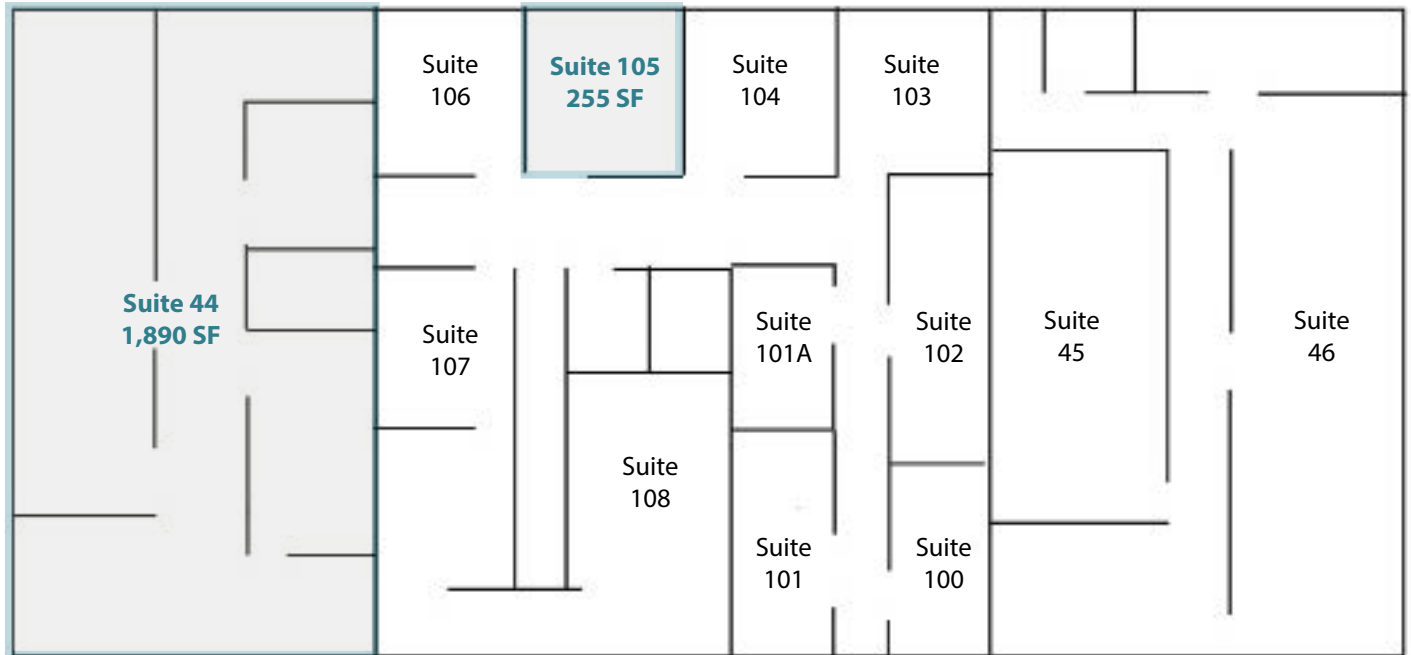
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### FLOOR PLANS

Building 3930 - 8,700 SF



SUITE	TENANT	SF
44	VACANT	1,890 SF
45	RAF Ministries	1,320 SF
46	Kumon Math & Reading	2,417 SF
100-101A & 106-108	Kasper Law Office	1,685 SF
102-104	House of Refuge Ministries	747 SF
105	VACANT	255 SF

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