

FOR LEASE

2,400 SF RETAIL/OFFICE

603-615 S 5TH ST | ST. CHARLES, MO 63301



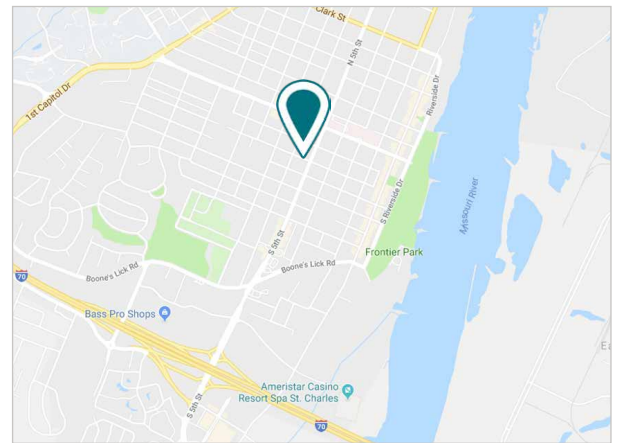
FEATURES

- › 2,400 SF retail/office suite for lease
- › Currently configured as medical space with waiting area, multiple exam rooms, x-ray room and dark room
- › Ample parking
- › Current tenants include: Miracle Ear, Rinse Hair Salon and a nail salon
- › Excellent visibility along S 5th St with over 29,000 vehicles per day
- › Located in the heart of St. Charles with proximity to Lindenwood University and SSM St. Joseph Hospital

LEASE RATE: \$14.00/SF MODIFIED GROSS
(TENANT PAYS UTILITIES INCLUDING WATER & SEWER)

Contact

SHARI NEVELS
636.448.1293
snevels@mckelveyproperties.com



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,947	55,704	126,124
HOUSEHOLDS	3,907	22,973	52,254
MEDIAN HH INCOME	\$40,268	\$50,668	\$58,598
MEDIAN HOME VALUE	\$159,543	\$171,706	\$182,889



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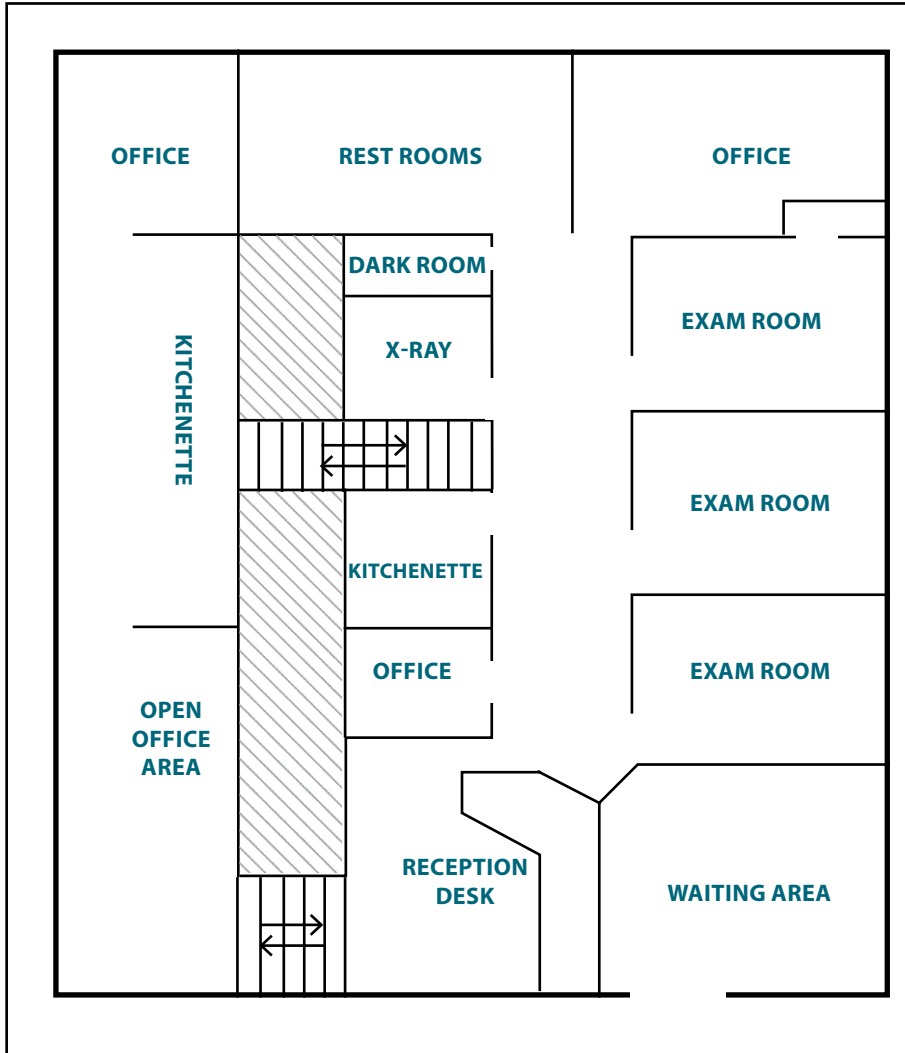
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MCKELVEY PROPERTIES
building relationships . creating wealth

FLOOR PLAN



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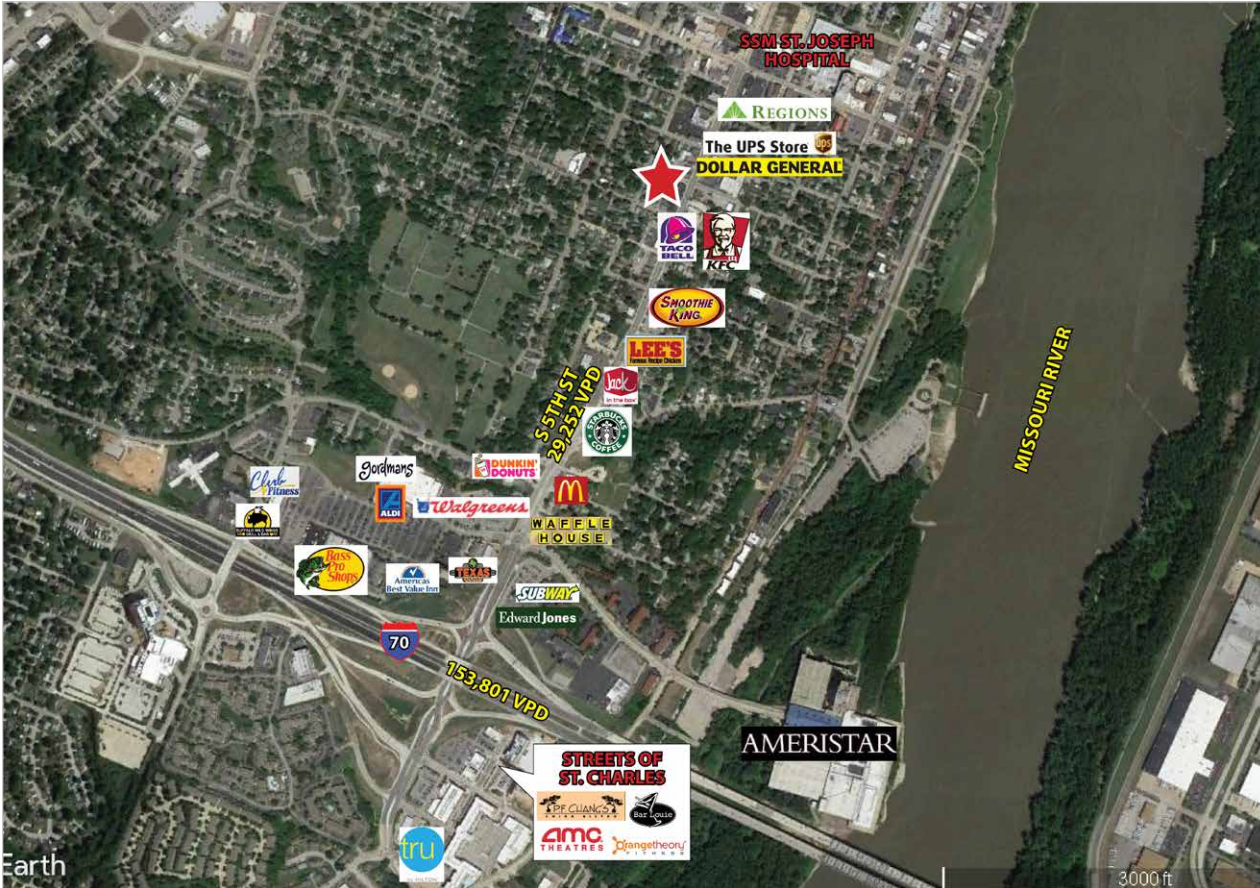
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AERIAL MAP



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