

FOR LEASE

800 - 4,800 SF RETAIL

6714-6740 MEXICO RD | ST. PETERS, MO 63376



McKELVEY PROPERTIES
building relationships . creating wealth



FEATURES

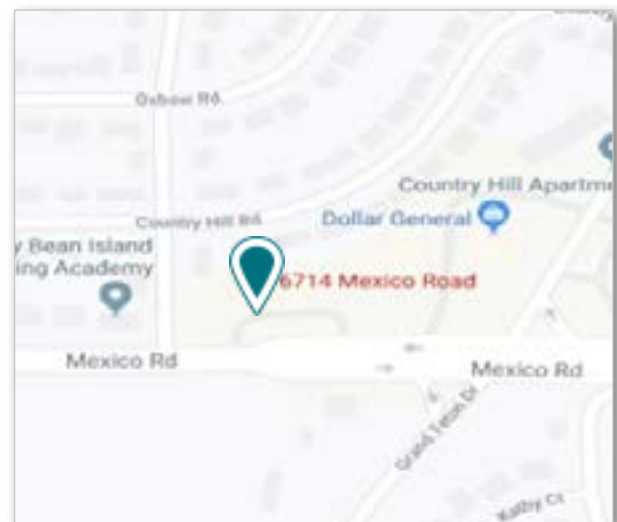
- › 835-4,800 SF retail space for lease in Country Hill Plaza
- › Under new ownership
- › Exterior of the building is BRAND NEW, as well as the roof
- › Ample parking. NEW parking lot & lighting coming soon!
- › Excellent visibility. Reaching over 35,000 vpd
- › Signalized intersection with easy access to Mexico Rd & Grand Teton Drive
- › Less than 1 mile from Mid Rivers Mall, I-70, a new 500+ residential development, & the new, 200+ units Clarendale Senior Living Development
- › End cap with drive-thru potential is available

LEASE RATE: \$14.00/SF NNN
\$16.00/SF NNN (FOR ENDCAP)

Contact

JOI NIEDNER
314.304.4900
joi.stlouis@gmail.com

BUILDING SF	LOT SIZE	TAXES (2018)
16,000	0.85 ACRES	\$9,835.11



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AERIAL MAP



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,948	66,768	172,074
HOUSEHOLDS	4,658	25,254	65,350
AVERAGE HH INCOME	\$76,433	\$90,685	\$95,184
MEDIAN HOME VALUE	\$169,442	\$184,620	\$197,642

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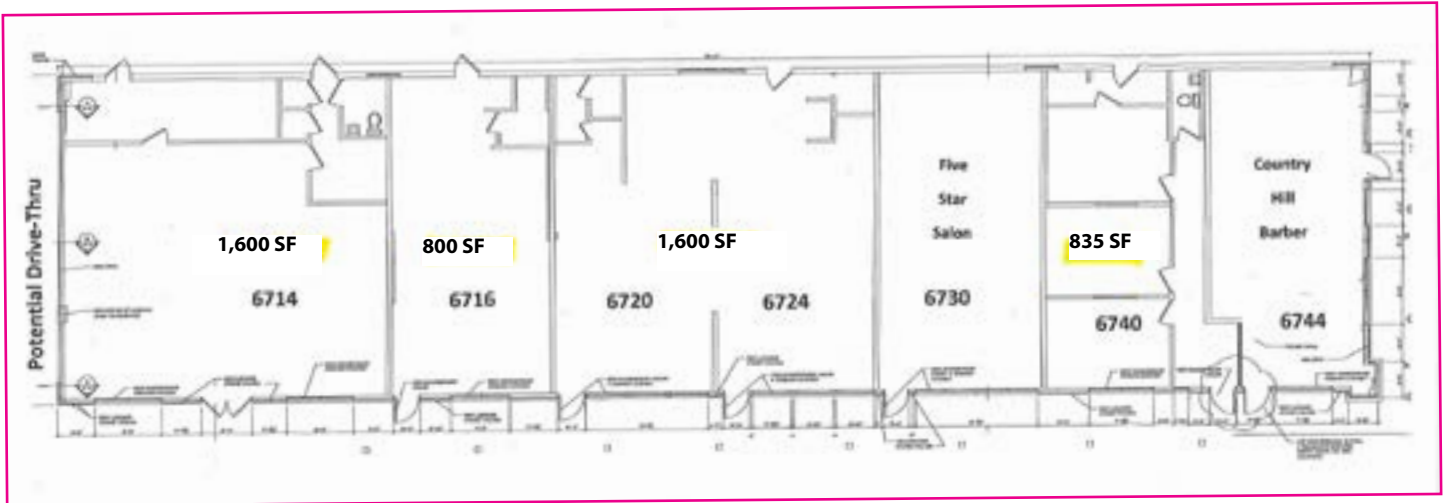
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FLOOR PLAN - WEST BUILDING



EAST BUILDING - **100% LEASED**



MAJOR TENANTS INCLUDE:

FIVE STAR SALON	WEST BUILDING
COUNTRY HILL BARBER	WEST BUILDING
DANCE CONNECTIONS	EAST BUILDING
EYE CARE ASSOCIATES OF ST. PETERS	EAST BUILDING
VALENTI'S	EAST BUILDING

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