

FOR LEASE

1,340 & 1,342 SF RETAIL

COOL SPRINGS PLAZA

1078-1102 TOM GINNEVER AVE | O'FALLON, MO 63366



McKELVEY PROPERTIES
building relationships . creating wealth



FEATURES

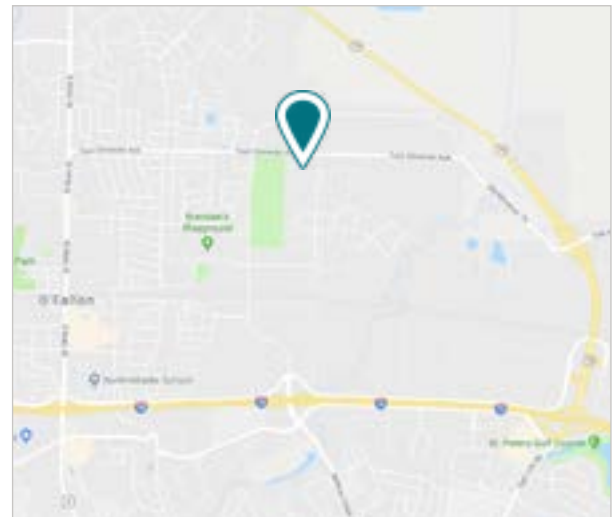
- › 2 retail suites available for lease:
 - Suite 1080 - 1,342 SF
 - Suite 1094 - 1,340 SF
- › Ample Parking
- › Attractive demographic profile
- › Adjacent to Car Shield Field, home of the River City Rascals and Ozzie Smith Sports Complex
- › Within 1/4 mile of Living Word Christian Middle School & High School (550 students) and Fort Zumwalt North High School (1,504 students)

LEASE RATE: \$12.00/SF + \$4.03/SF NNN

Contact

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BUILDING SF	YEAR BUILT	TAXES (2017)
18,871 SF	2008	\$29,950



MP

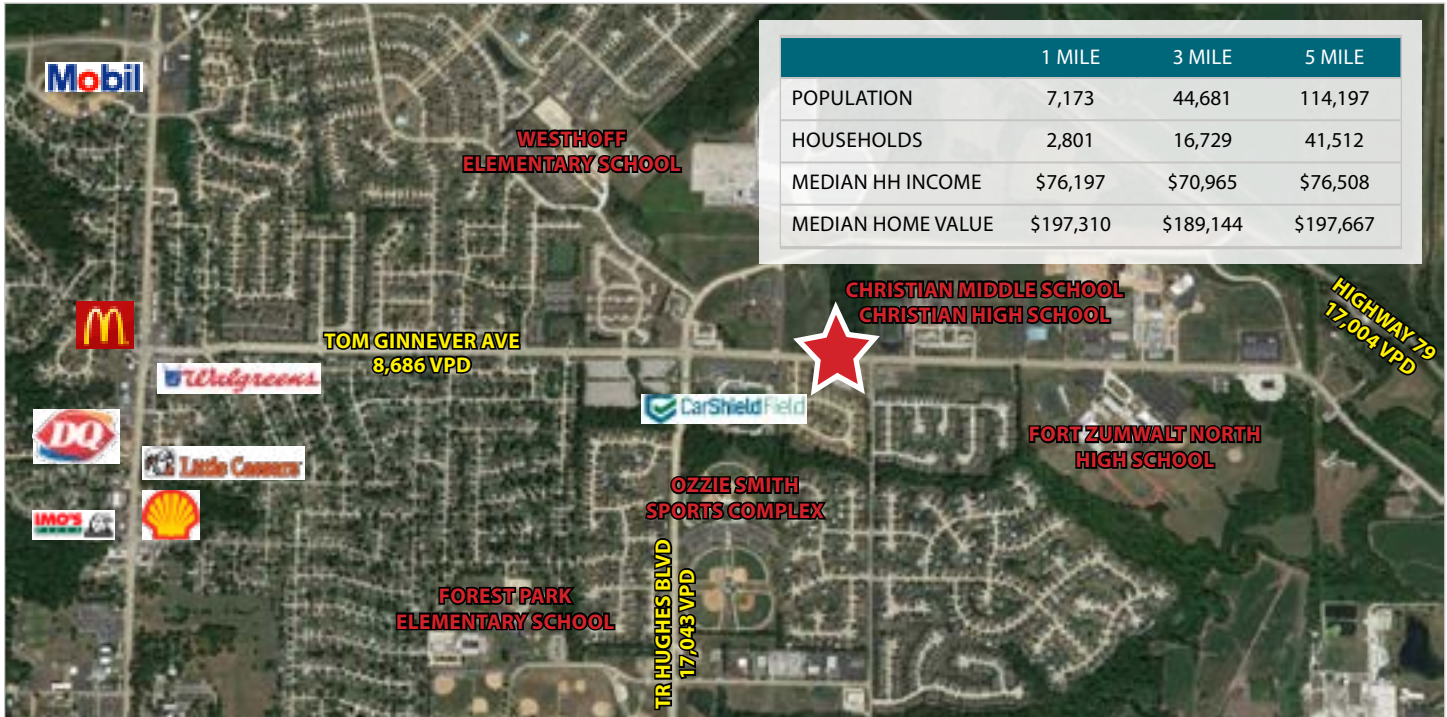
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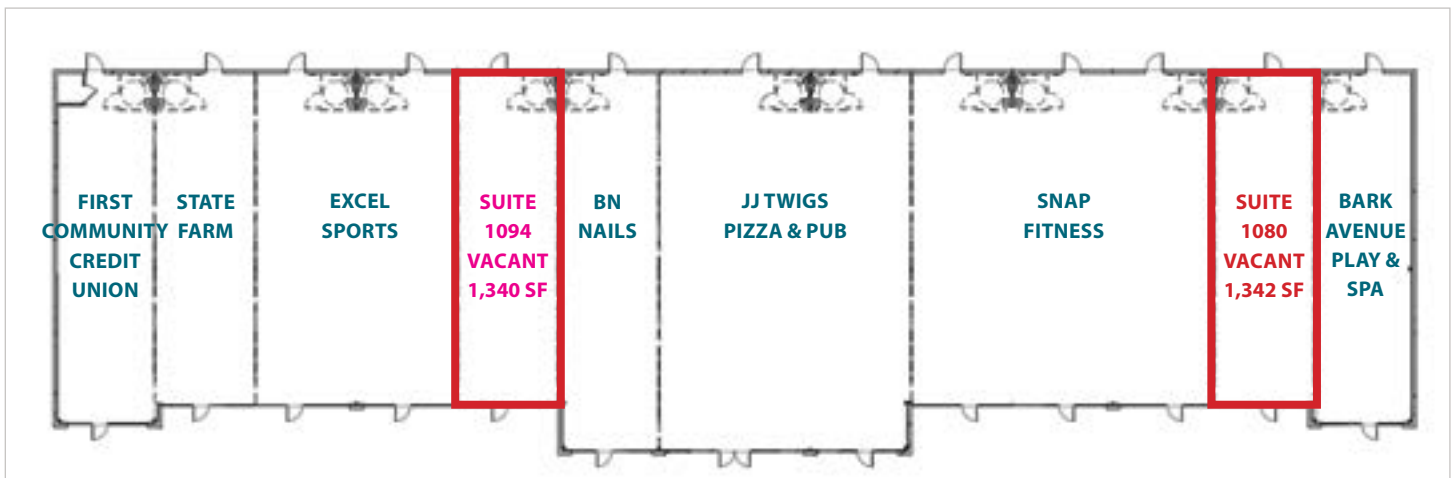
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AERIAL MAP



SITE PLAN



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