

# FOR LEASE

## 4,800 SF RETAIL/WAREHOUSE

MID POINTE CENTRE

4011 S. OLD HWY 94 | ST. CHARLES, MO 63304



MCKELVEY PROPERTIES  
building relationships . creating wealth



### FEATURES

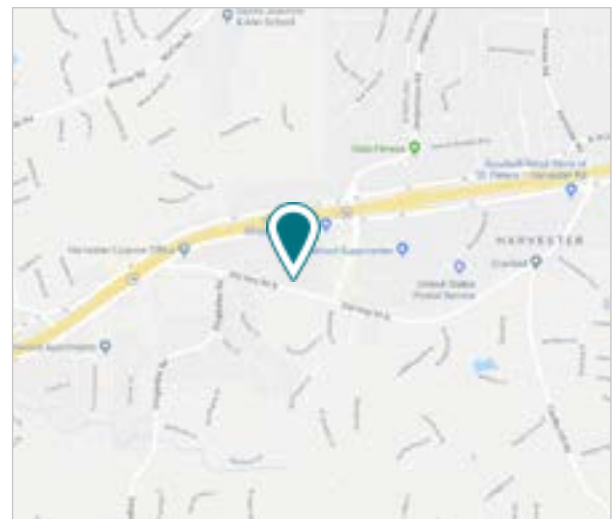
- › 4,800 SF of retail/warehouse space available in front building (Suites 106-108)
- › Suite features 16' ceilings, some finished office space, and a drive-in door around back
- › Ample parking
- › Easy access to Jungermann Rd, Highway 94 and Highway 364

LEASE RATE: \$11.00/SF + \$3.00/SF NNN

### Contact

PATRICIA MCKELVEY  
636.448.1294  
pmckelvey@mckelveyproperties.com

BUILDING SF	ZONING	TAXES (2018)
12,000 SF	I-1	\$17,150



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### AERIAL PHOTO



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,482	86,805	162,476
HOUSEHOLDS	4,045	32,425	62,761
MEDIAN HH INCOME	\$79,692	\$84,759	\$79,796
MEDIAN HOME VALUE	\$185,666	\$201,957	\$204,818

### DOOR IN REAR OF BUILDING



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