# FOR LEASE 4,800 SF RETAIL/WAREHOUSE MID POINTE CENTRE

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



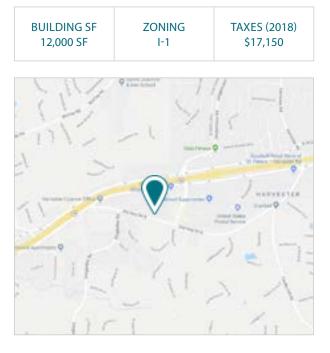
## FEATURES

- 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





McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

## FOR LEASE 4,800 SF RETAIL/WAREHOUSE MID POINTE CENTRE 4011 S. OLD HWY 94 | ST. CHARLES, MO 63304



## **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

### Contact

PATRICIA MCKELVEY 636.448.1294 pmckelvey@mckelveyproperties.com

### DOOR IN REAR OF BUILDING





McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.