FOR LEASE 2,500 SF OFFICE/WAREHOUSE MID POINTE CENTRE 4013 S OLD HIGHWAY 94 | ST. CHARLES, MO 63304





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.

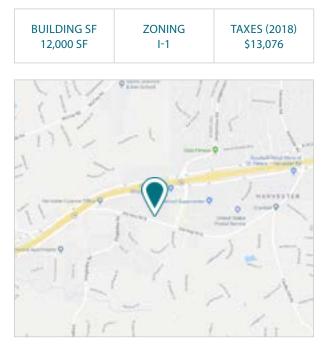
FEATURES

- 2,500 SF office/warehouse suites available in rear building (Suites 110-112)
- > Suite features two drive-in doors, 16' ceilings and some finished office space
- > Built-out for automotive repair with grease interceptor
- > Ample parking
- Easy access to Jungermann Rd, Highway 94 and Highway 364

LEASE RATE: \$9.00/SF + \$3.00/SF NNN

Contact

PATRICIA MCKELVEY 636.448.1294 pmckelvey@mckelveyproperties.com



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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

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