

FOR LEASE

1,594 SF RETAIL

1120 WOLFRUM RD | WELDON SPRING, MO 63304



McKELVEY PROPERTIES
building relationships . creating wealth

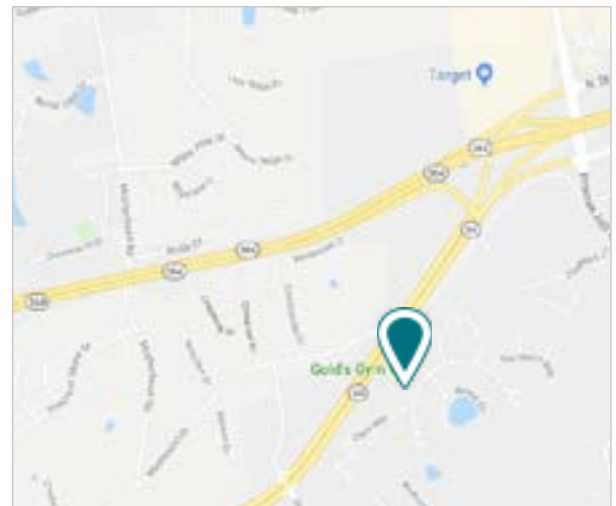


FEATURES

- › 1,594 SF first-floor retail suites for lease
- › Two-story building features retail on first floor and office on second floor
- › Building signage available
- › Ample parking
- › Neighboring tenants include Walgreens, Golds Gym and several local and regional retailers & restaurants
- › Excellent visibility from Highway 94 with over 40,000 vpd
- › Easy access to Mid Rivers Mall Dr, Highway 94 and Highway 364

LEASE RATE: \$16.00/SF + \$4.65/SF NNN

BUILDING SF 16,800 SF	ZONING C	TAXES (2017) \$30,951
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Contact

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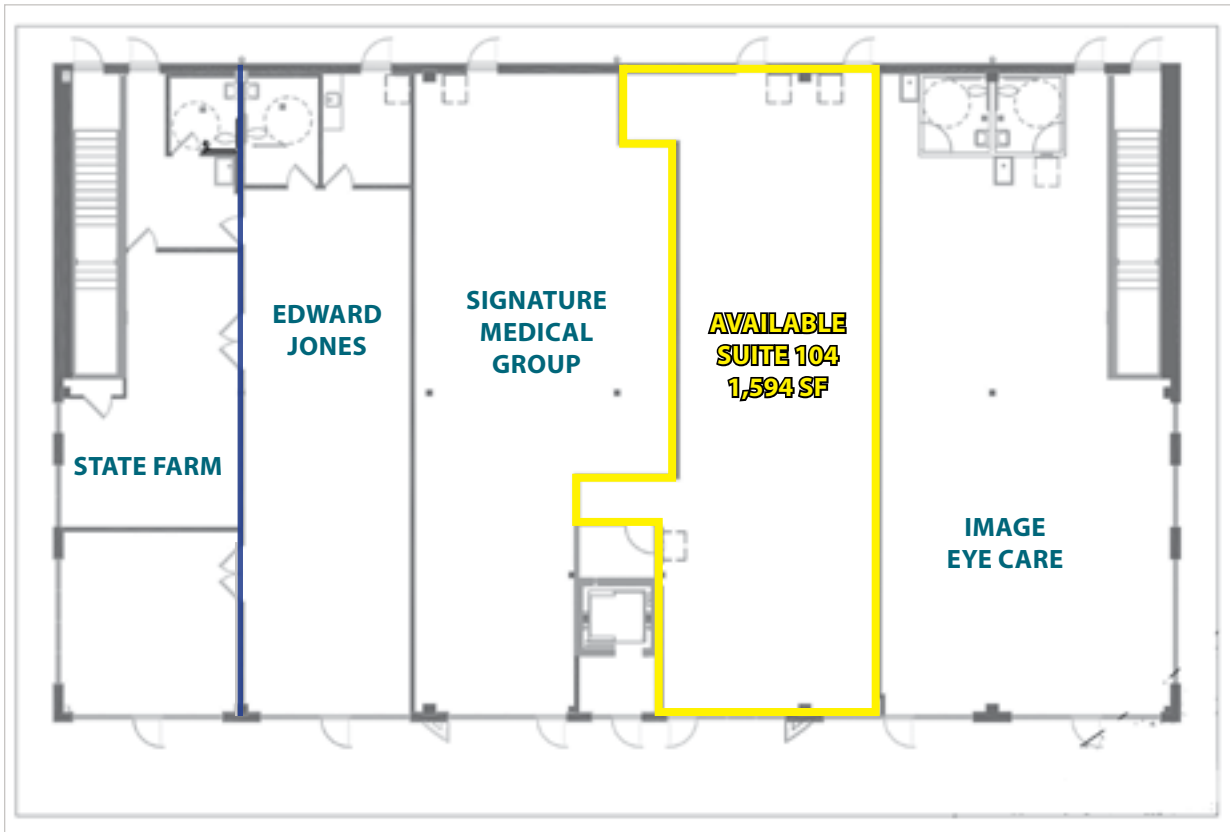
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FLOOR PLAN



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,089	43,118	107,412
HOUSEHOLDS	2,683	15,167	39,403
MEDIAN HH INCOME	\$96,035	\$92,512	\$79,985
MEDIAN HOME VALUE	\$257,216	\$229,095	\$205,627

FLOOR PLAN:

Suite	Tenant	SF
101	MARK TIPTON, STATE FARM	1,143 SF
102	EDWARD JONES	1,274 SF
103	SIGNATURE MEDICAL GROUP	1,654 SF
104	AVAILABLE	1,594 SF
105-106	IMAGE EYE CARE	2,030 SF

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