

# FOR LEASE

## 1,200 SF RETAIL/OFFICE

101-129 O'FALLON COMMONS | O'FALLON, MO 63368



MCKELVEY PROPERTIES  
building relationships . creating wealth

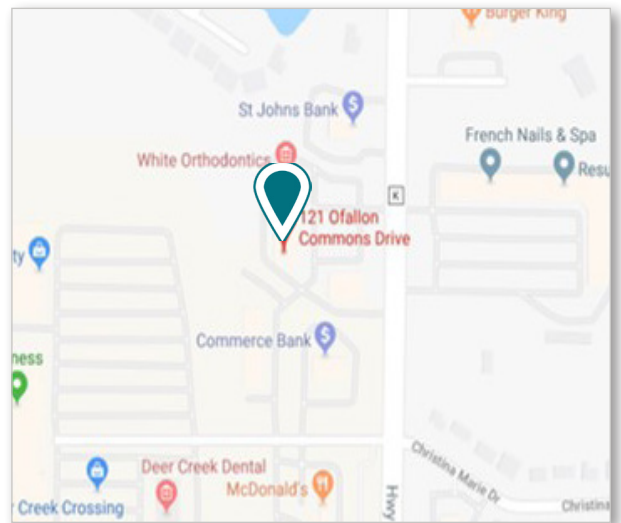


### FEATURES:

- › ONE SPOT LEFT!!
- › FOR LEASE: Unit 121: 1,200 SF end cap for lease in a well established shopping center
- › Ample parking in front of building with 106 spaces
- › Attractive demographic profile
- › Excellent visibility with 47,933 vehicles per day
- › Located right off Highway K & has immediate access to Highway 364
- › Current tenants include: Subway, Live Simply, Chiropractic Wellness, Bark 2 Basics, and Olson & White Orthodontics

LEASE RATE: \$15.00/SF + \$6.46/SF NNN

BUILDING SIZE 20,092 SF	ZONING C-2	TAXES (2018) \$65,930
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### Contact

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### AERIAL MAP



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,726	89,497	167,777
HOUSEHOLDS	3,786	30,510	60,320
MEDIAN HH INCOME	\$96,391	\$92,159	\$84,863
MEDIAN HOME VALUE	\$232,833	\$235,233	\$223,328

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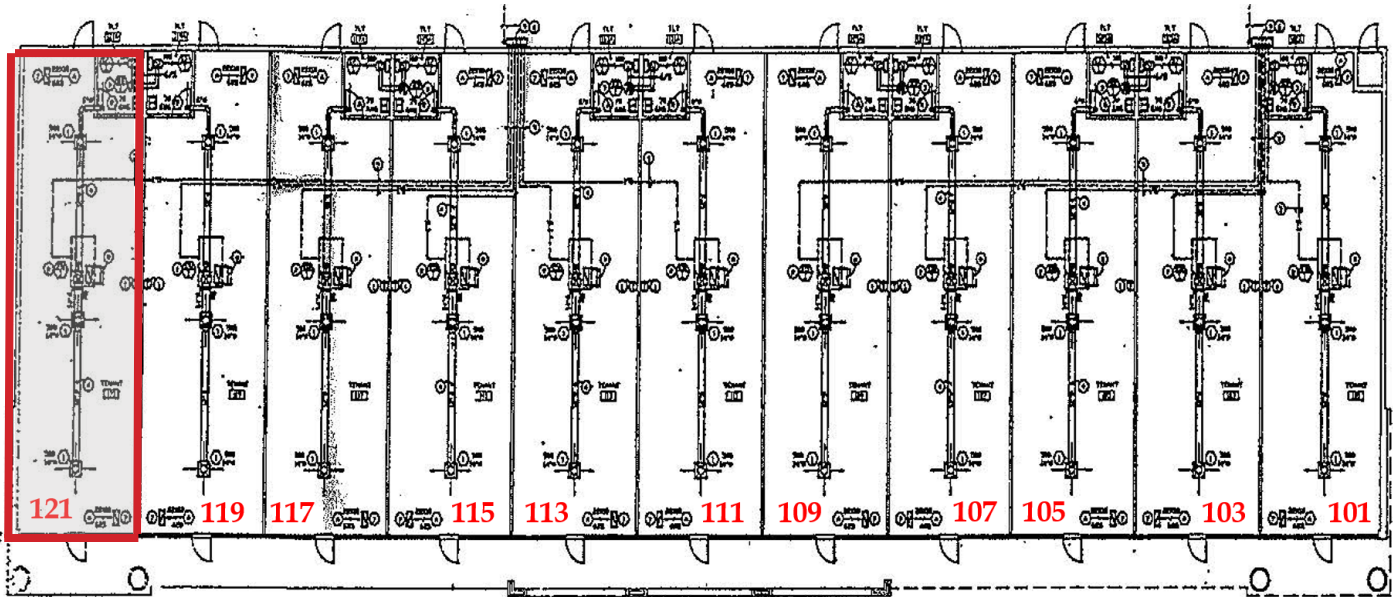
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### SITE PLAN



UNIT	TENANT	SF
101-105	Dr. Richard White	3,577
107	Bark 2 Basics	1,200
109-113	Chiropractic Wellness	3,600
115-117	Live Simply	2,400
119	Subway	1,200
121	VACANT	1,200

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