



FOR LEASE

2224 N 3rd Street
St. Charles, MO 63301

2,100 SF AVAILABLE ENDCAP
\$12.00/SF + \$3.50 NNN



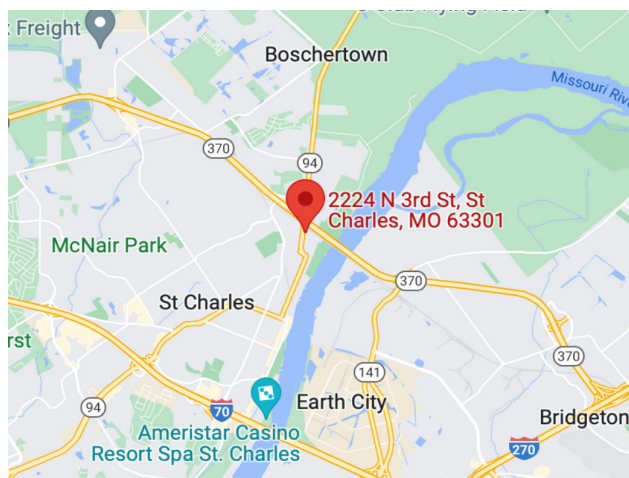
McKELVEY PROPERTIES
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FEATURES

- ┆ LARGE FINISHED SPACE, WITH COMBINATION OFFICE, STORAGE, AND KITCHENETTE ROOM
- ┆ NEAR HIGHWAY 370 AND N 3RD STREET EXIT
- ┆ 2,100 SF UNIT AVAILABLE
- ┆ \$12.00/SF +NNN
- ┆ HIGH VISIBILITY AND EASY ACCESS
- ┆ JOIN TENANTS: ROYALS LIQUOR, SUBWAY, THE CITY BARBER & BEAUTY SHOP.
- ┆ NEW FACADE 2022
- ┆ LOTS OF TRAFFIC WITH BOATERS GOING TO THE RIVER

LOT SIZE 0.71 AC	ZONING C-2	YEAR BUILT 2005
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MAP DATA ©2021 GOOGLE

CONTACT: Joi Niedner - 314.304.4900
joi@mckelveyproperties.com

MP

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.



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IMAGES



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,321	47,682	96,814
HOUSEHOLDS	1,259	11,173	23,679
MEDIAN INCOME	\$57,603	\$64,324	\$66,266
MEDIAN HOME VALUE	\$171,593	\$189,040	\$197,650

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