



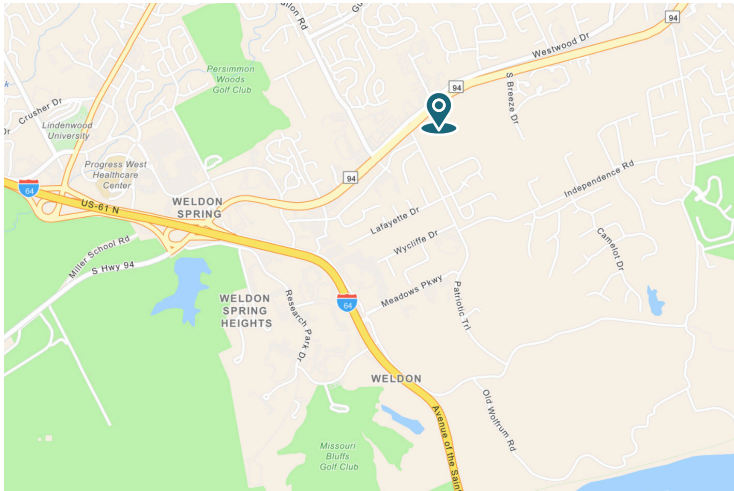
FOR LEASE

5940 S. Highway 94
Weldon Spring, MO 63304



McKELVEY PROPERTIES
building relationships . creating wealth

\$1,500 PER MONTH PLUS ELECTRIC



Suite 101 featuring 2 rooms totaling 758.6 SF
For Lease along popular Highway 94!

Quick access to 3 health care networks and hospitals.

Corporations in close proximity include:
Citi Financial, Novus International, Bank Of America
Corporate Office, Enterprise Data Center, and more.

Building is in close proximity to Regions Research
Development Office Business Park with over 200
Acres of office space.

Location on the way to many wineries and vineyards.

43,005 VPD along Highway 94.



CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com





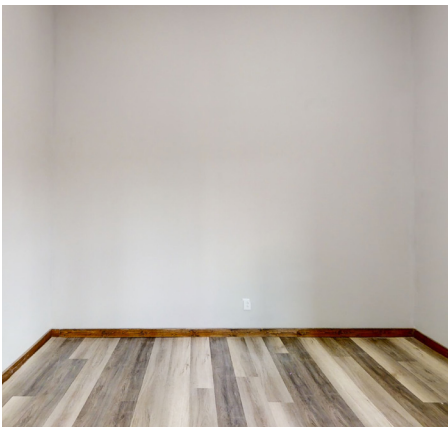
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IMAGERY



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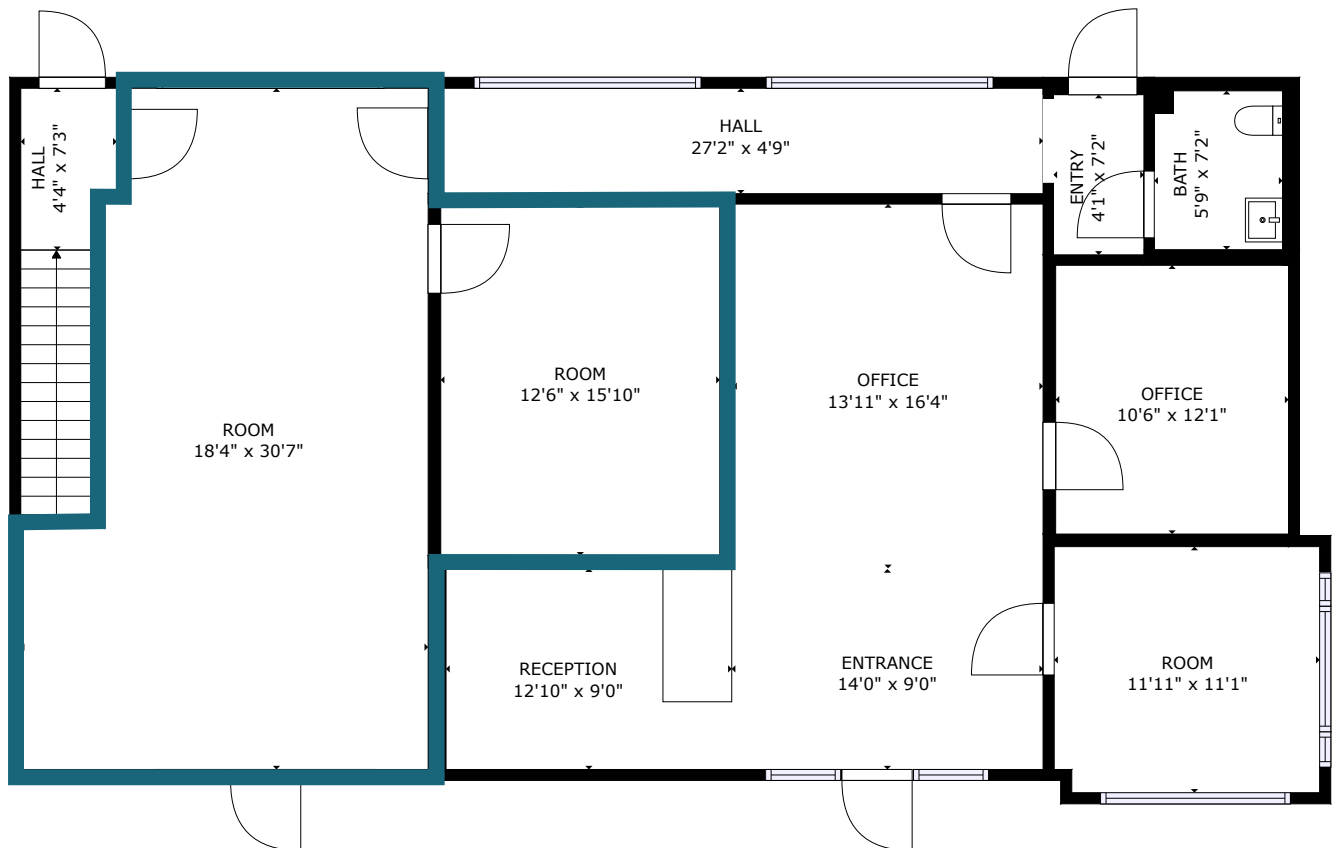
ST. CHARLES COUNTY SPOTLIGHT

Population: 409,981

Home to Lindenwood University, St. Charles Community College, Ameristar Casino, many vineyards/wineries, and the perfect mix of historic and new.

St. Charles County is the wealthiest county in Missouri.

FLOORPLAN



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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Located in the popular St. Charles area.</p> <p>High Visibility.</p> <p>Easy Access.</p>	<p>Plenty of parking. Space can be used for retail, coffee shop, health store, smoothies, diner, fast food restaurant, etc.</p>	<p>46,303 VPD within one mile</p> <p>up to 97,799 VPD within 3 miles.</p>	<p>Jack In The Box</p> <p>Quick Trip</p> <p>Circle K</p> <p>First State Bank</p> <p>Dairy Queen</p> <p>Tender Care Pet Hospital</p> <p>Kindercare</p> <p>Citi</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,291	28,714	100,962
HOUSEHOLDS	1,283	10,434	36,564
MEDIAN INCOME	\$119,695	\$116,929	\$110,676

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