

For Lease - Office / Retail

3430 McKelvey Road Bridgeton, MO 63044



MCKELVEY PROPERTIES
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Building Size

14,000 SF

Total Space Available

6,125 SF

Min Divisible / Max Contiguous

875 SF / 4,375 SF

Lease Rate - Full Svc & Gross

\$12.50 - \$14.00 / SF

Frontage

269'

Traffic Count

20,449 McKelvey Rd S. of St. Charles Rock Rd

Parking

69 Spaces

Lot Size

1.16 Acres

Taxes

\$39,297.44 (2016)

Zoning

B-2

Municipality

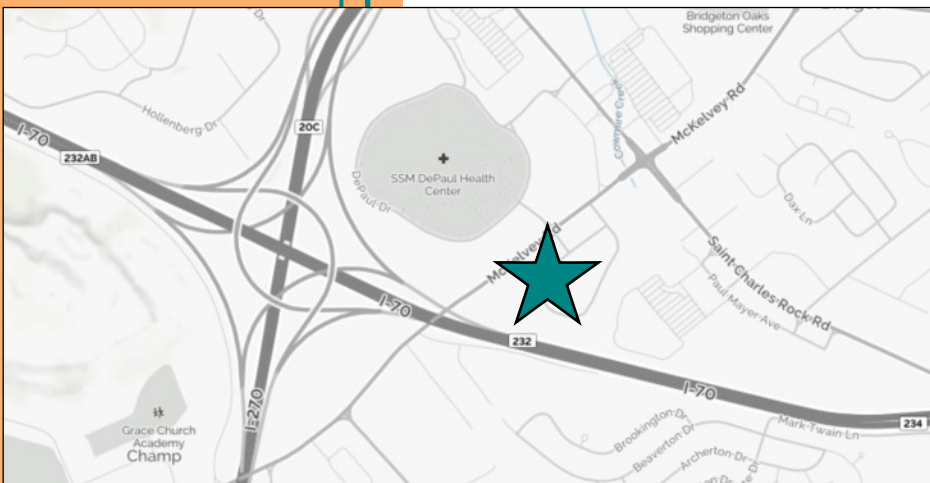
Bridgeton

Current Tenants

Romantique Jewelers & Par
Excellence Salon

Romantique Plaza offers:

- Located across from SSM DePaul Hospital
- Convenient access to I-270 & I-70
- Excellent office space in white box condition
- Directly across from Library (currently under construction / renovation)



Shari Nevels

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McKelvey Properties

17280 N. Outer 40 Rd.

Suite 201

Chesterfield, MO 63005

Office: 636.669.9111



www.mckelveyproperties.com



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Available Units

- Unit G:** 875 SF
- Unit H:** 875 SF- 3 Offices & Reception
- Unit J:** 875 SF- 2 Offices & 4 Cubicles
- Unit K:** 875 SF
- Unit L:** 875 SF - 2 Offices
- Unit M:** 875 SF
- Unit N:** 875 SF - 2 Offices

Demographics

Population	1 Mile	3 Mile	5 Mile
2010	6,169	39,992	145,295
2016	6,128	39,962	145,738
2021	6,122	40,009	146,690
Housing Units			
2010	2,736	17,904	66,955
2016	2,772	18,041	67,676
2021	2,798	18,189	68,490
Median HH Income			
2016	\$51,679	\$51,679	\$48,820
2021	\$58,113	\$57,341	\$53,580



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