



MCKELVEY PROPERTIES

FOR LEASE
5950 S. Hwy 94
Weldon Spring, MO 63304

Joi Niedner
314.304.4900
joi@mckelveyproperties.com



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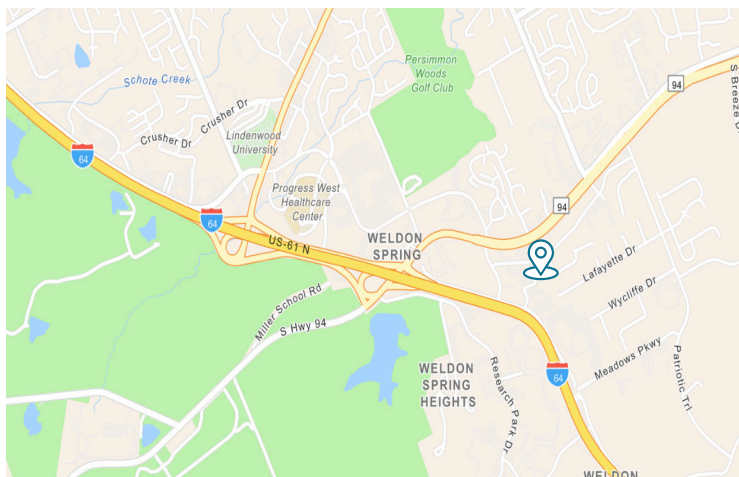


**McKELVEY
PROPERTIES**
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3,800 SF
AVAILABLE



LEASE PRICE: \$13/SF + \$6.14 NNN



Full restaurant build out with 2 hoods, cooler and freezer.

1400 SF space with 2400 SF restaurant

Drive through build out

Fully equipped with 2 ADA bathrooms.

High visibility. Easy Access.

.60 miles from Hwy 40

Located at a 4 way intersection off of Hwy 94 with 13,786
VPD

Quick access to 3 healthcare networks and hospitals

Ideal for bar, restaurant, retail, non-profit, food
commissary, and fitness center.

Building SF: 8,464 Parking Spaces: 40+

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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
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INTERIOR



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Surrounding Companies:
Animal hospital, Liquor Express, CSI Leasing, Kids Academy, Midland Bank and Pnc Bank.

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

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