



FOR LEASE

Cool Springs Plaza
1078-1102 Tom Ginnever Ave.
O'Fallon, MO 63366

1,342 SF RETAIL



McKELVEY PROPERTIES
building relationships . creating wealth



FEATURES

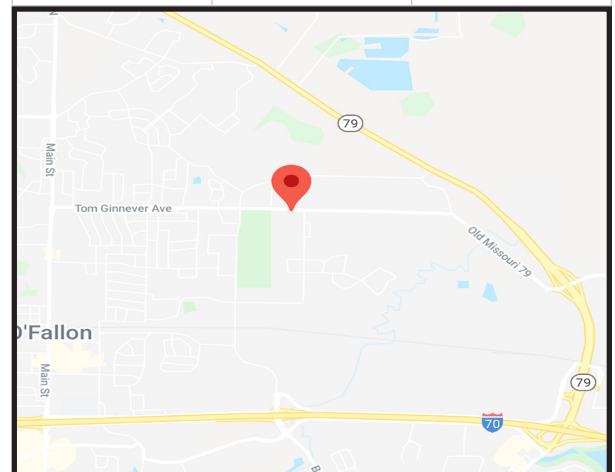
- 1 RETAIL SUITE AVAILABLE FOR LEASE:
 - SUITE 1080 - 1,342 SF
- AMPLE PARKING
- ATTRACTIVE DEMOGRAPHIC PROFILE
- ADJACENT TO CAR SHIELD FIELD, HOME OF THE RIVER CITY RASCALS AND OZZIE SMITH SPORTS COMPLEX
- WITHIN 1/4 MILE OF LIVING WORD CHRISTIAN MIDDLE SCHOOL & HIGH SCHOOL (550 STUDENTS) AND FORT ZUMWALT NORTH HIGH SCHOOL (1,504 STUDENTS)

LEASE RATE: \$14.00/SF + \$5.24/SF NNN

BUILDING SF
18,871 SF

YEAR BUILT
2008

TAXES (2021)
\$34,355.86



CONTACT: Patricia McKelvey - 636.448.1294
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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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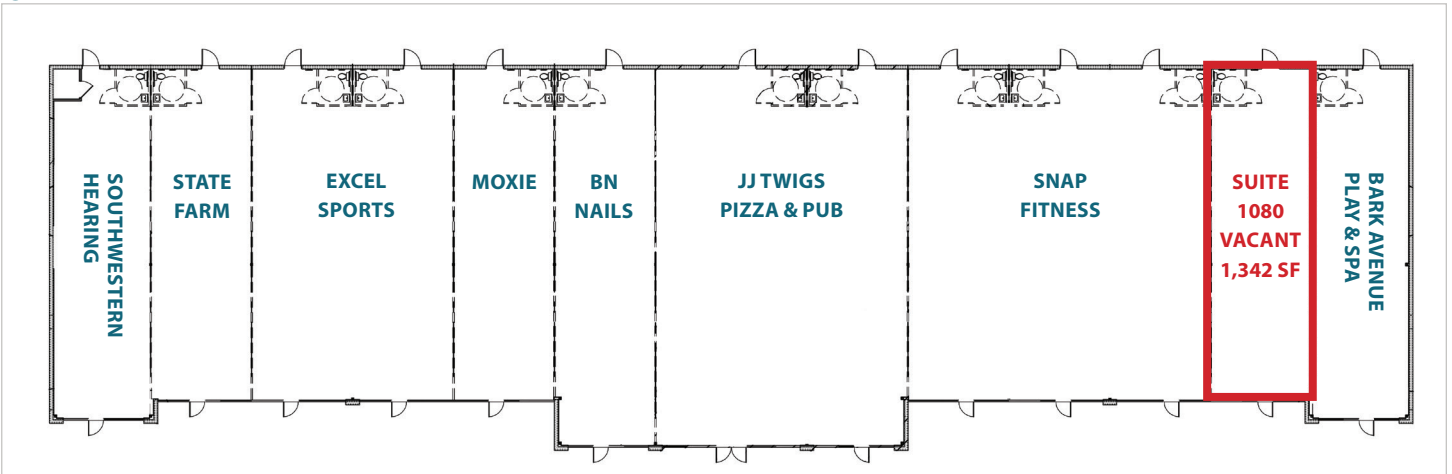


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AERIAL MAP



SITE PLAN



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