



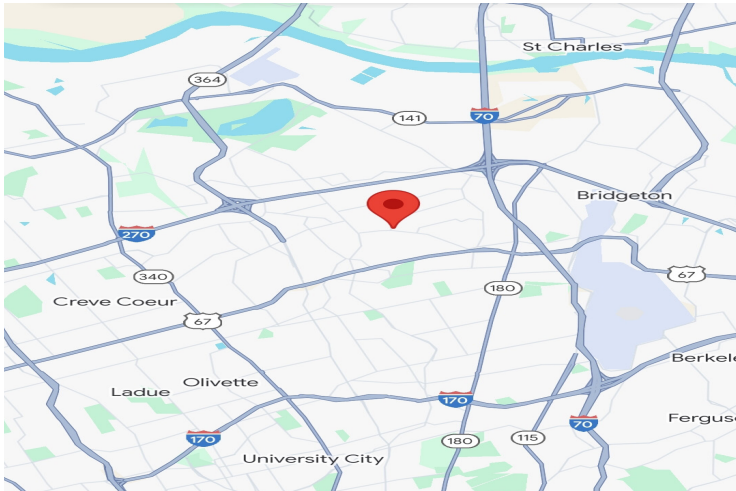
## FOR LEASE

1 Midland Avenue  
Maryland Heights, MO 63043



**McKELVEY PROPERTIES**  
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### 1,000 SF SUITE AVAILABLE!



1,000 SF Retail Space Available for Lease:  
Suite 3

Situated in densely populated demographic profile.

Building signage available.

Current tenants include Quick 1 & Nuts Bar and Grill

Located at the signalized intersection of Midland Ave and Fee Fee Rd. Just North of Pattonville Heights Middle School.

9,531 vehicles per day along Fee Fee Rd  
Easy access to Dorsett Rd and N Lindbergh Blvd

Lot Size: 1.04 acres    Building Size: 9,543 SF

Lease Rate: \$1,100/MO Gross  
(tenant pays utilities, gas, electric, water, sewer)



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**MP**



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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	STRIP RETAILERS
Easy Access to Dorsett Rd. and N Lindbergh Rd.  Located at the signalized intersection of Midland Ave. and Fee Fee Rd. Just North of Pattonville Heights Middle School.	Office Space  Small Store Front	9,531 VPD along Fee Fee Rd	Quick 1 Nuts Bar & Grill

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,822	76,417	156,066
HOUSEHOLDS	3,145	33,406	67,402
MEDIAN INCOME	\$59,081	\$159,041	\$166,206

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