

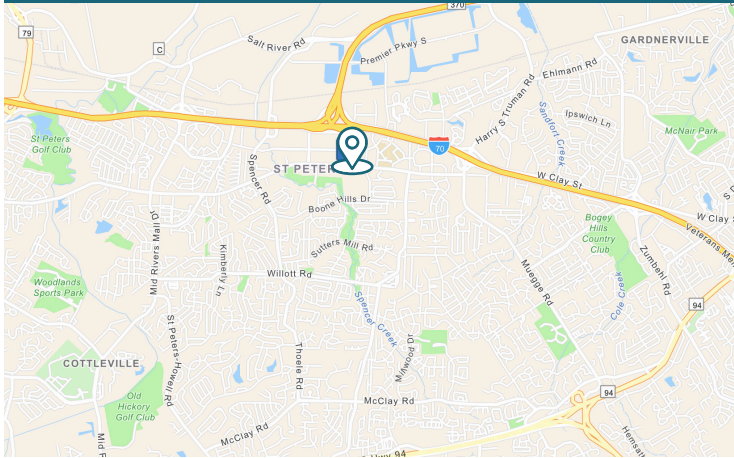


FOR LEASE
 4905 Mexico Road
 St. Peters, MO 63376



McKELVEY PROPERTIES
 building relationships . creating wealth

LEASE PRICE: \$18.00/SF Full Service



- 4,195 SF - 13,952 SF +/- Available to lease for medical or office needs.
- Flexible suites available to accommodate medical practice needs.
- 4,195 SF on floor 1 and 1500 SF on lower level available immediately. Please call to discuss leasing the entire building.

Easy Access to I-70, 370, 364, and 94.

**Lease Rate: \$18.00/SF
 Full Service**



CONTACT: Patricia McKelvey - 636.448.1294
 pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844
 krichter@mckelveyproperties.com



McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
 No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



FOR LEASE

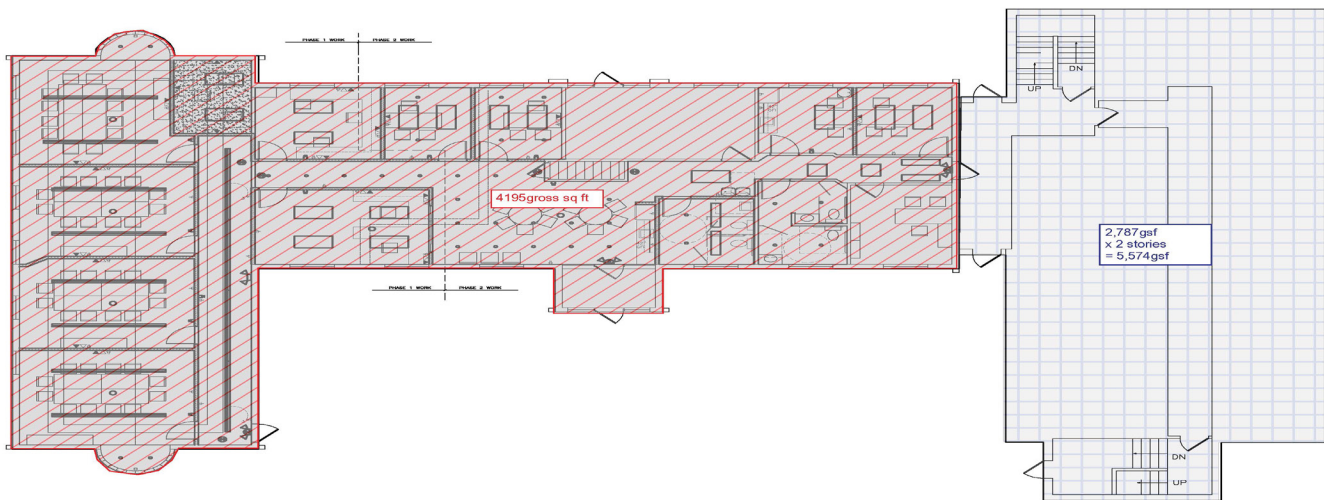
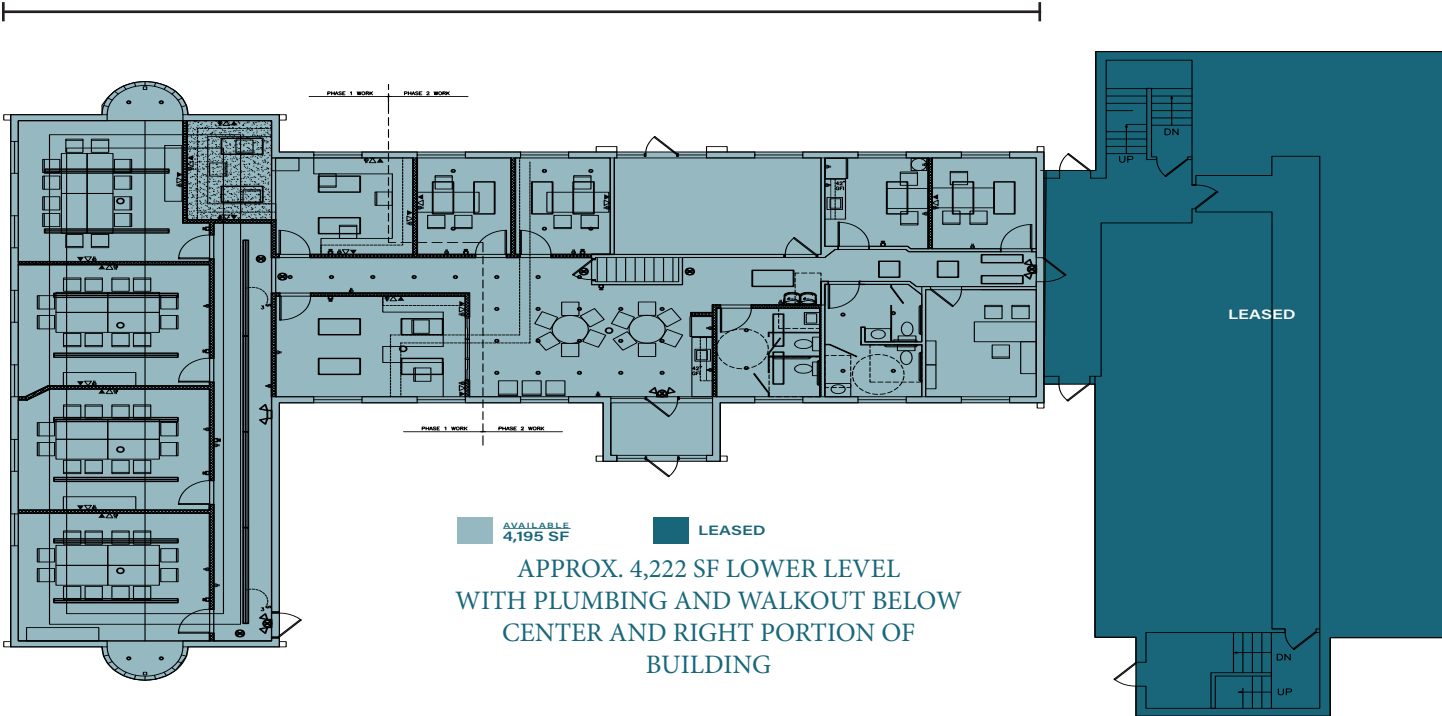
4905 Mexico Road
St. Peters, MO 63376



McKELVEY PROPERTIES
building relationships . creating wealth

FLOOR PLAN

AVAILABLE: 4,195



CONTACT:

Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com





PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT
Parking: 3.07/1000 SF Flexible square footage to fit any need Easy Access to I-70, 370, 364, and 94	Medical Practice Med Spa Office Space Medical Office Urgent Care Vet/Animal Hospital	50,652 VPD within one mile . up to 146,293 VPD within 3 miles.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,763	68,829	167,770
HOUSEHOLDS	2,767	28,186	67,618
AVERAGE INCOME	\$132,559	\$123,191	\$127,577

CONTACT: Patricia McKelvey - 636.448.1294 pmckelvey@mckelveyproperties.com Kim Richter - 314.333.9844 krichter@mckelveyproperties.com **MP**

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
 No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.