



# MCKELVEY PROPERTIES

**FOR LEASE**

225 S. Main St.  
O'Fallon, MO 63366

Joi Niedner  
314.304.4900  
[joi@mckelveyproperties.com](mailto:joi@mckelveyproperties.com)



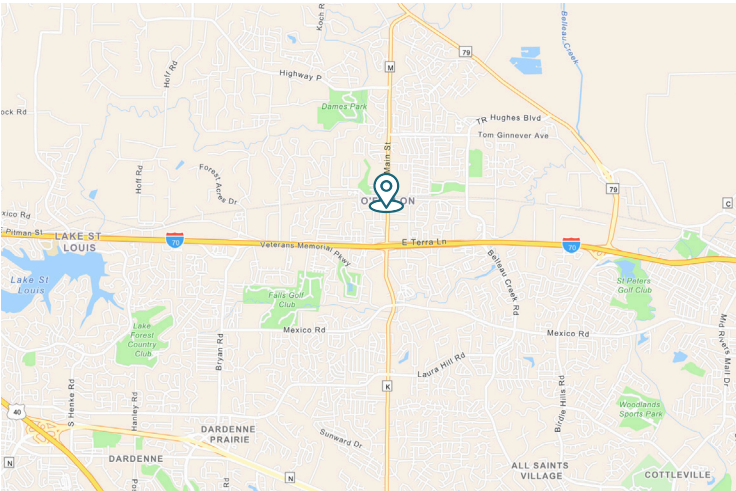
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building relationships . creating wealth

**207-2,368 SF AVAILABLE**  
**LEASE PRICE: \$14.00/SF FULL SERVICE**



New Ownership with special pricing while remodeling!

Check out this lovely property in downtown O'Fallon. Easy and quick access to Hwy I-70 within walking distance to restaurants, shopping, churches, City Hall and Community Center.

Small single offices with windows, tree lined property, and flexible suite spaces. Available Units:

Suite 102: 529 SF	Suite 201: 207 SF
Suites 105-109: 678 SF	Suite 202: 207 SF
Suite 200: 2,368	

Come join current tenants: Robert Wohler - Attorney At Law, Dr. Terry Blake Orthodontics, Bello Med Spa, Hanson Veit - Attorney At Law, and Showstoppers Dance Studio.

Ideal for weight loss clinic, mental health counselors, massage therapist, chiropractor, tattoo shop, hair stylist/ salon, hair loss clinic.

Year built: 1985      Building Size: 10,987



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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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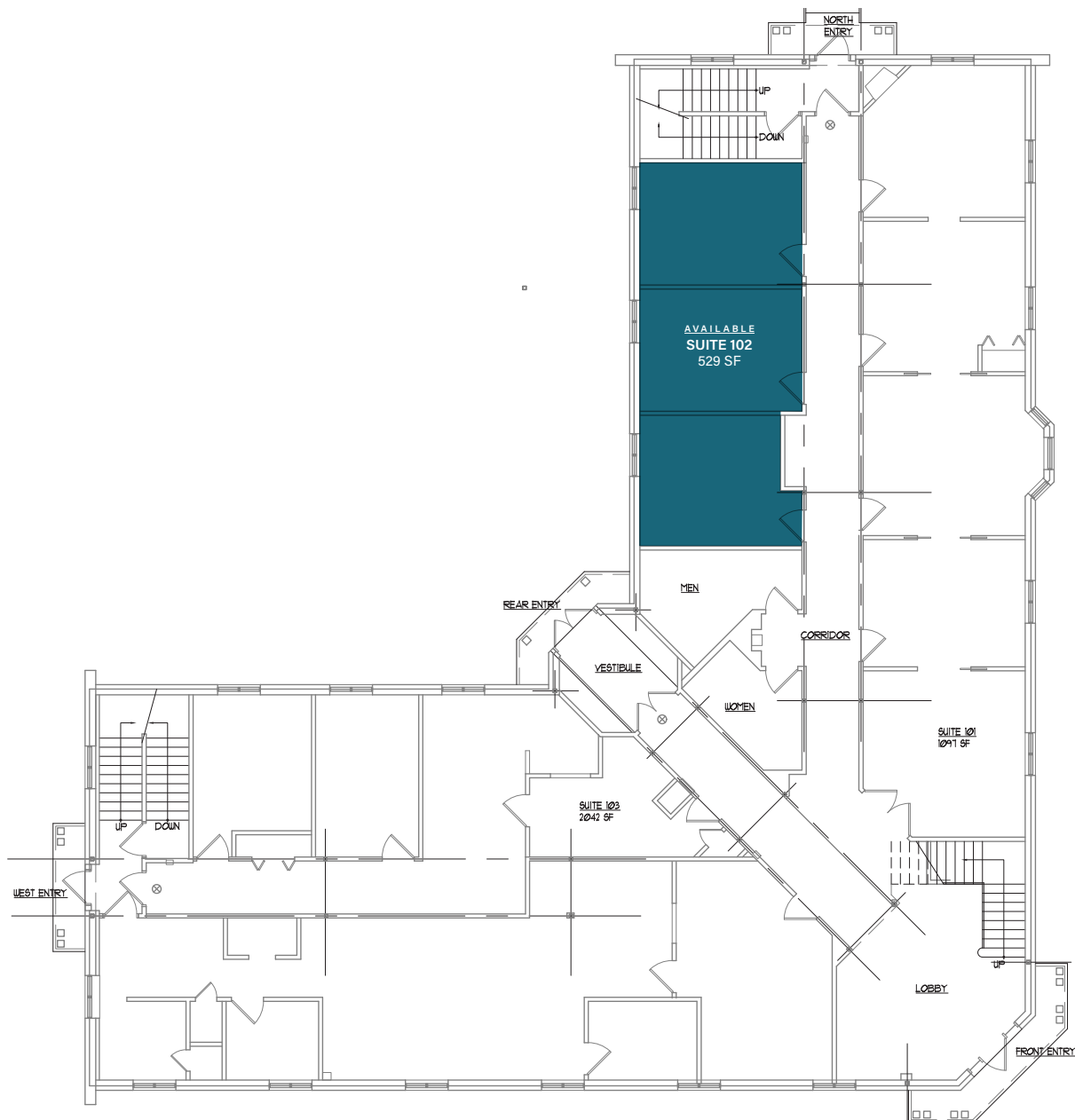
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### FLOOR PLAN - FIRST FLOOR



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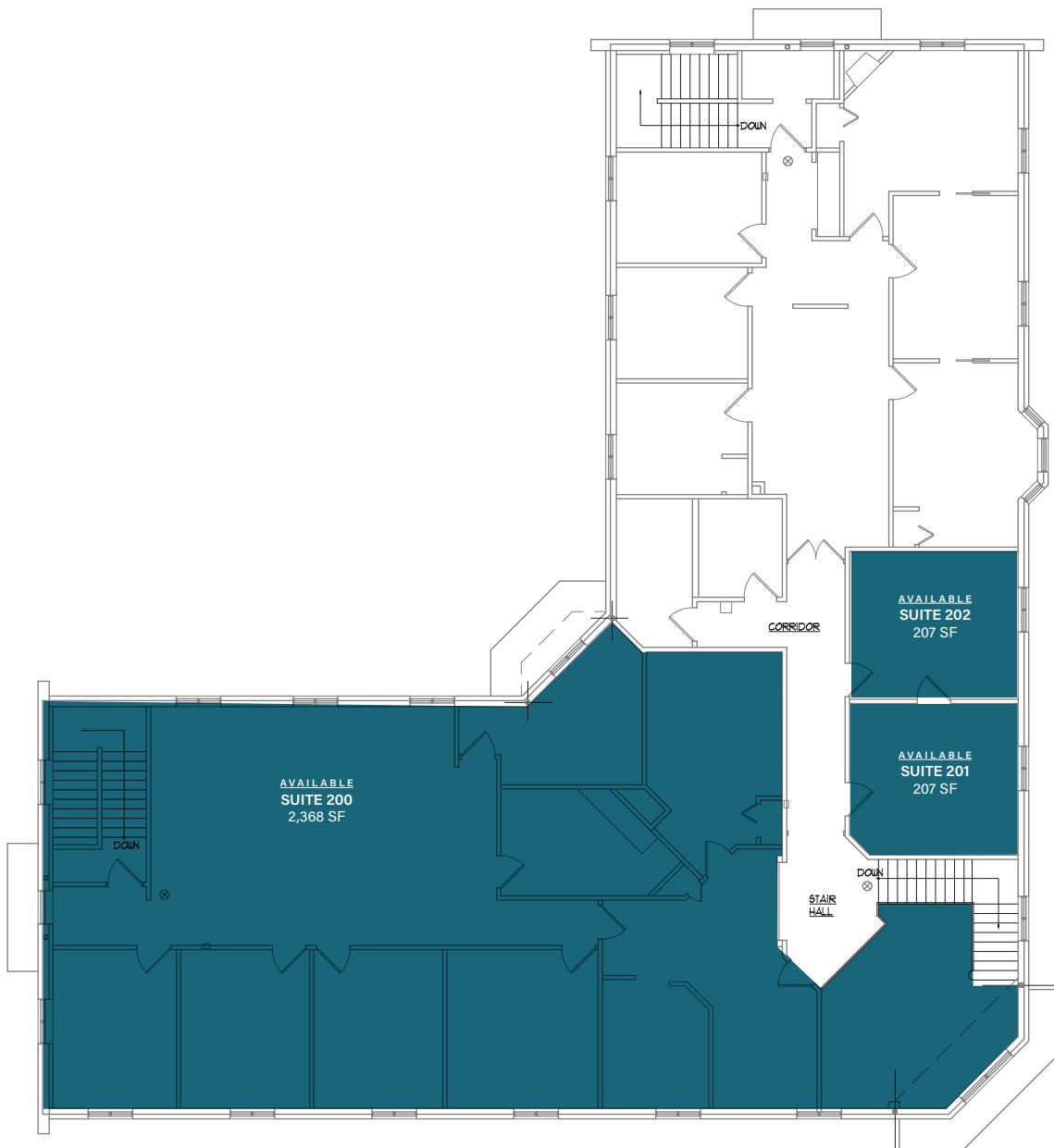
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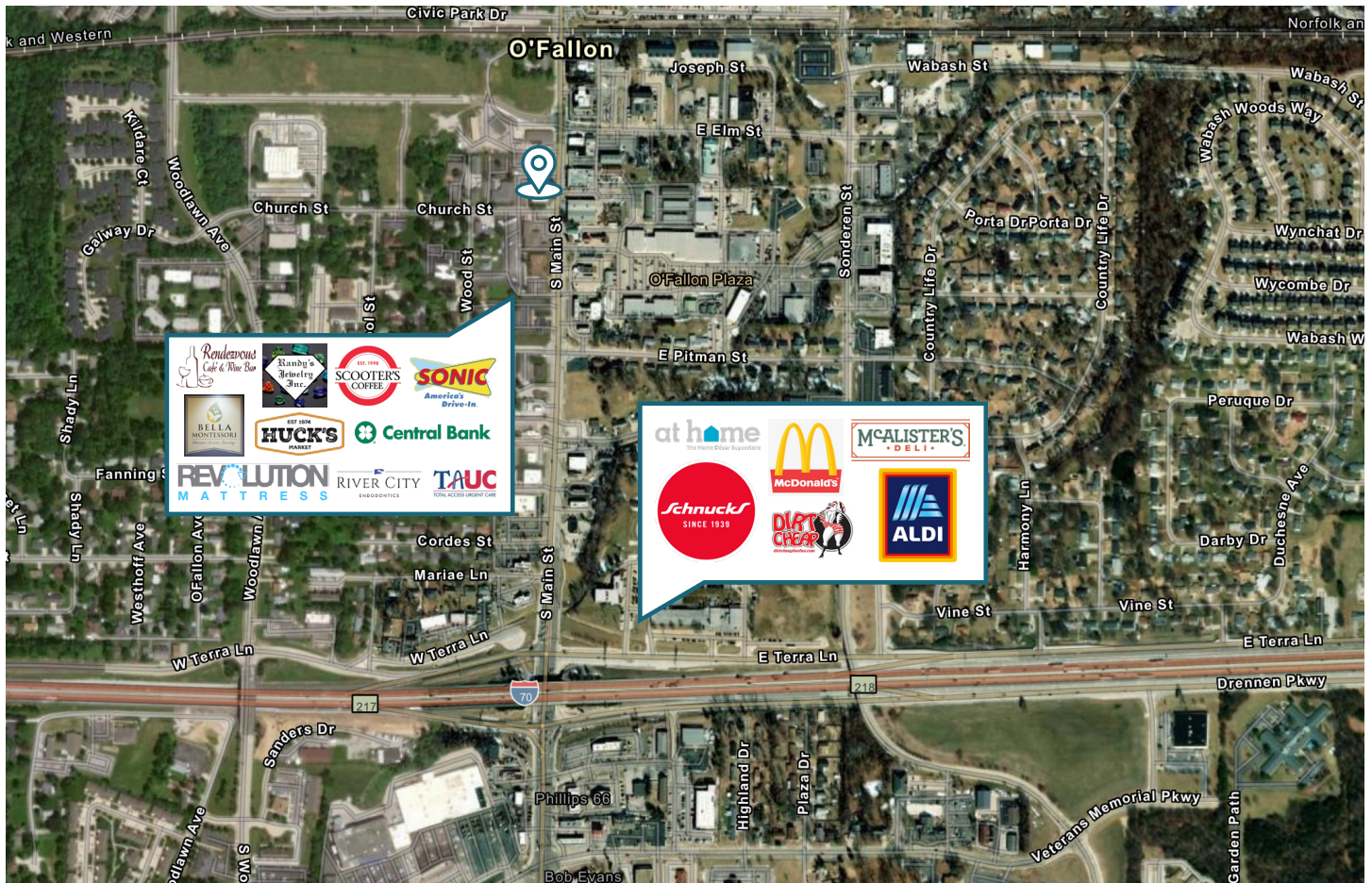
### FLOOR PLAN - SECOND FLOOR



**CONTACT:** Joi Niedner - 314.304.4900  
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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT
<p>207-2,368 SF Available</p> <p>Small single offices with windows, tree lined property, and flexible suite spaces.</p>	<p>Weight Loss Clinic</p> <p>Mental Health Counselors</p> <p>Massage Therapist</p> <p>Chiropractor</p> <p>Tattoo</p> <p>Salon/Hair Stylist</p> <p>Hair Loss Clinic</p>	<p>57,820 VPD within one mile</p> <p>up to 116,496 VPD within 3 miles.</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,741	71,949	137,353
HOUSEHOLDS	3,582	27,455	51,537
AVERAGE HH INCOME	\$96,550	\$113,970	\$127,068

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