



**McKELVEY
PROPERTIES**

17280 N Outer 40 Rd, Chesterfield, MO 63005



EXCLUSIVELY LISTED BY:

112 POINT WEST BLVD

SAINT CHARLES, MO 63301

OFFICE SPACE FOR LEASE



DANIEL FLAIZ

INVESTMENT SALES AND LEASING
BROKER

17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005

dflaiz@mckelveyproperties.com

Mobile: 314.267.8086

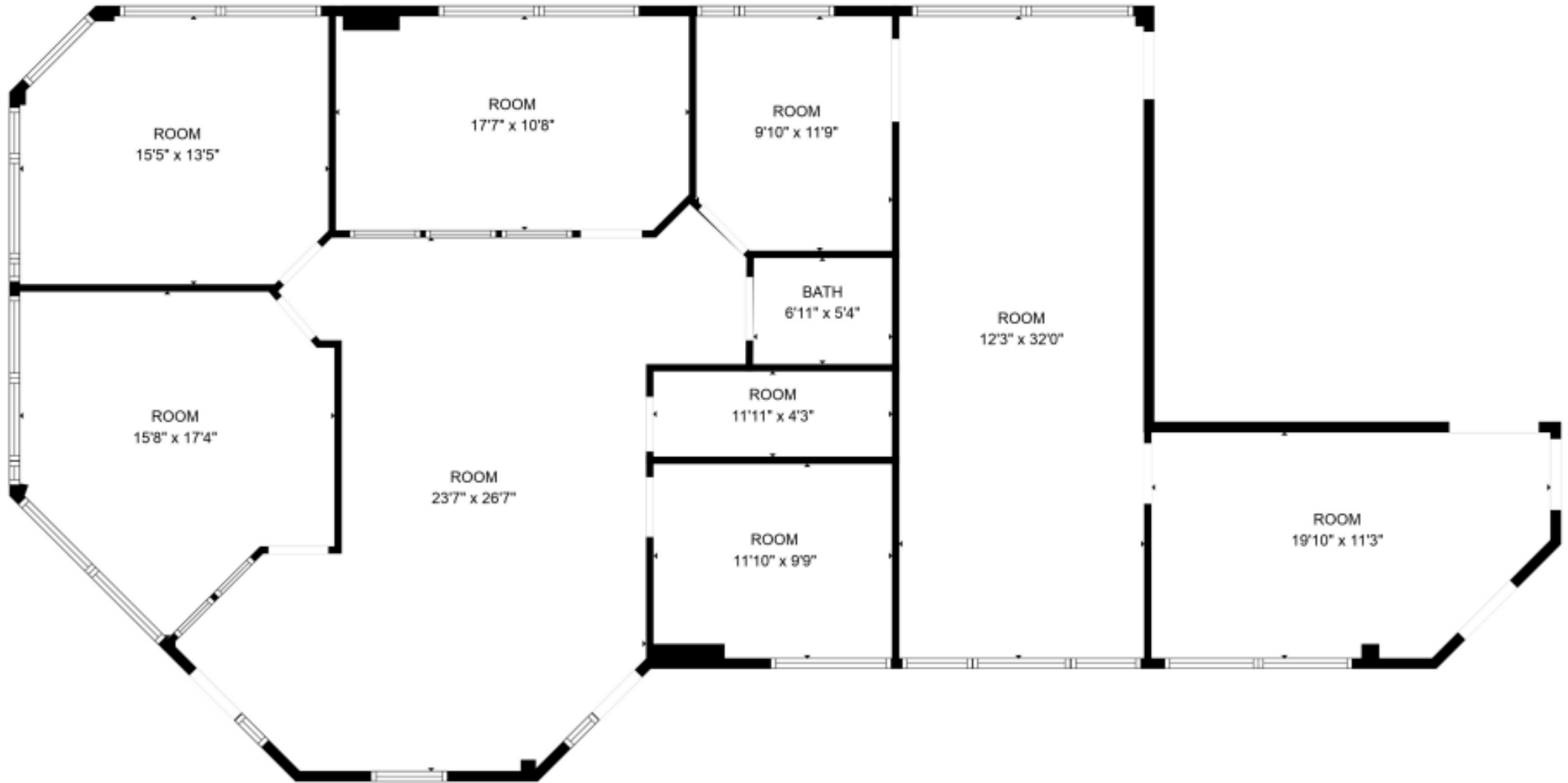
Office: 636.669.9111

PREMIER BUSINESS PARK | 2,236 – 2,300 SF | LEASE RATE: \$11 PSF NNN | PRIME LOCATION

SUITE 100
2,300 SQFT



SUITE 10: 2236 SQFT



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2010 Population	8,559	66,792	150,410
2023 Population	9,434	68,595	159,125
2028 Population Projection	9,625	69,205	161,312
Median Age	38.9	39.2	39.6
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2010 Households	3,764	27,635	59,835
2023 Households	4,085	28,354	63,216
2028 Households Projection	4,157	28,607	64,080
Average Household Size	2.6	2.8	2.8
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$94,272	\$97,759	\$100,108
Median Household Income	\$76,607	\$77,533	\$81,350



161,312

2023 POPULATION
(5 Miles)

\$100,108

AVERAGE HH INCOME
(5 Miles)

\$81,350

MEDIAN HH INCOME
(5 Miles)



ST. CHARLES COUNTY, MISSOURI MAJOR EMPLOYERS

COMPANY	LOCATION	EMPLOYEES
Amazon	St. Peters	5,041
General Motors	Wentzville	4,124
MasterCard	O'Fallon	3,450
Citigroup	O'Fallon	1,858
Boeing	Saint Charles	Undisclosed
True Manufacturing	O'Fallon	Undisclosed
Ameristar Casino	Saint Charles	1,090
Nike Air Manufacturing Innovation	Unincorporated	800
FedEx Ground	St. Peters	694
NISC	Lake Saint Louis	610
Lear Corporation	Wentzville	558
RB Manufacturing	Saint Peters	550

Source: <https://www.edcsc.com/selectstcharlescountymo/major-employers/>



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