



MCKELVEY PROPERTIES

FOR LEASE
5000 Cedar Plaza
St. Louis, MO 63128

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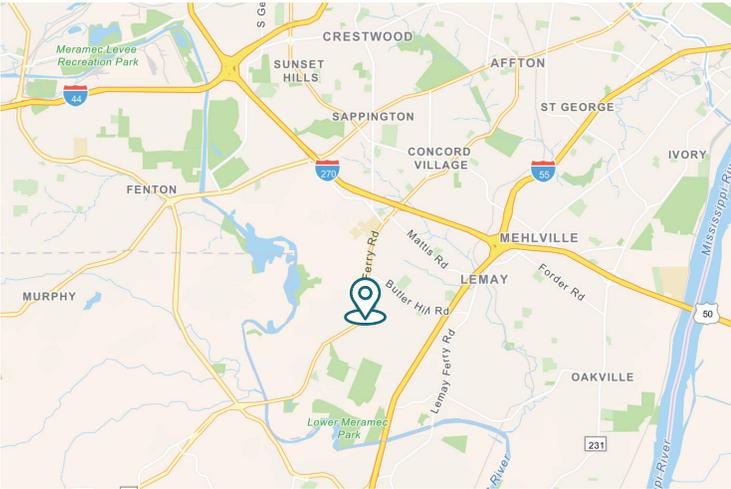
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\$19.00-\$25.00/SF Full Service



Suites Available For Lease

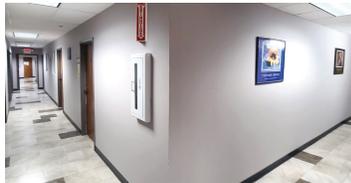
- Suite 120: 2,000-7,500 SF
- Suite 210: 1,700 SF
- Suite 250: 1,200 -1,400 SF
- Suite 260: 200 SF -\$800.00 per mo

Flexible suites available to accommodate office and medical practice needs.

Less than 2 miles from Mercy Hospital South.

Easy Access to I-55 and I-70

Year built: 1982 Lot Size: 3.14 AC



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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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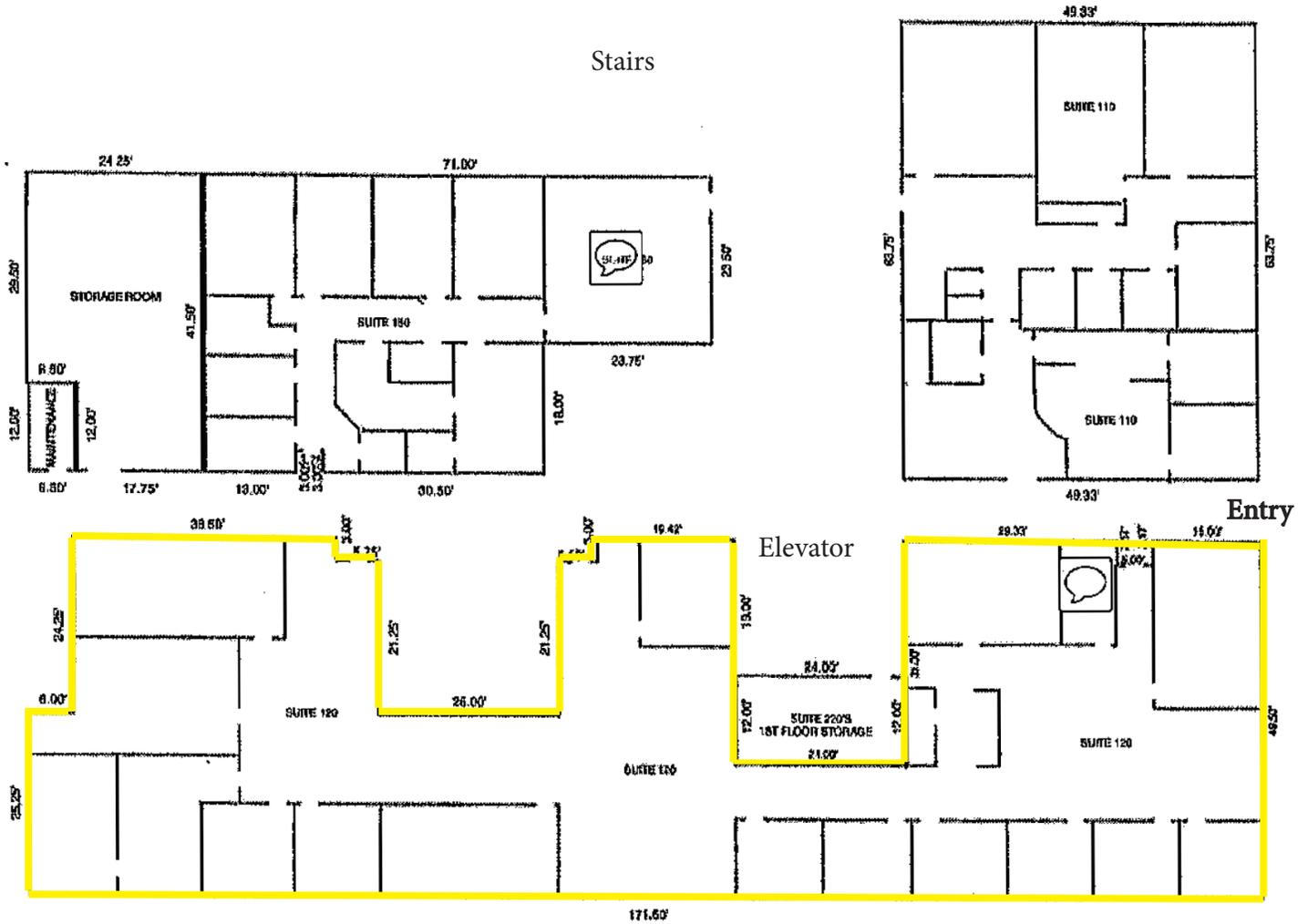
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FLOOR PLAN - FIRST FLOOR

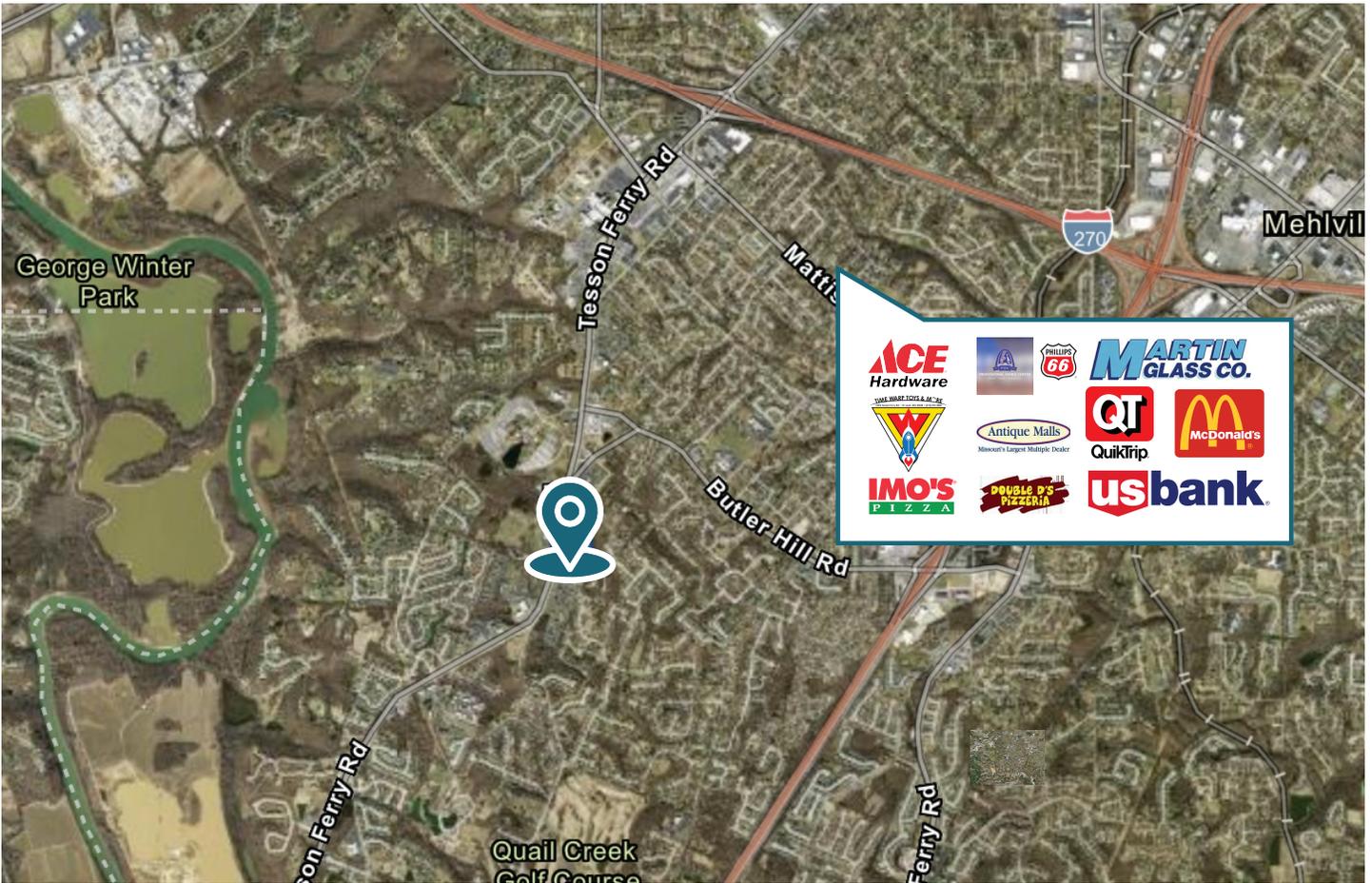


All areas outlined in yellow are available for lease.
Can be divisible 2,000 SF-7,500 SF

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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT
<p>Ample Parking</p> <p>Flexible square footage to fit any need</p> <p>Easy Access to I-55 and I-70</p>	<p>Medical Practice</p> <p>Med Spa</p> <p>Office Space</p> <p>Private Practice</p> <p>Medical Office</p>	<p>37,917 VPD within one mile</p> <p>up to 95,786 VPD within 3 miles.</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,926	54,918	166,682
HOUSEHOLDS	3,535	23,453	69,899
MEDIAN INCOME	\$86,934	\$81,654	\$78,391

CONTACT: MP

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