



**McKELVEY
PROPERTIES**
17280 N Outer 40 Rd, Chesterfield, MO 63005



2700 S ST PETERS PKWY

SAINT PETERS, MO 63303

OFFICE SPACE FOR LEASE

EXCLUSIVELY LISTED BY:



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

EXECUTIVE OFFICE / RETAIL SPACE FOR LEASE | 2,900-5,900 SQFT | \$12.00 NNN PSFT

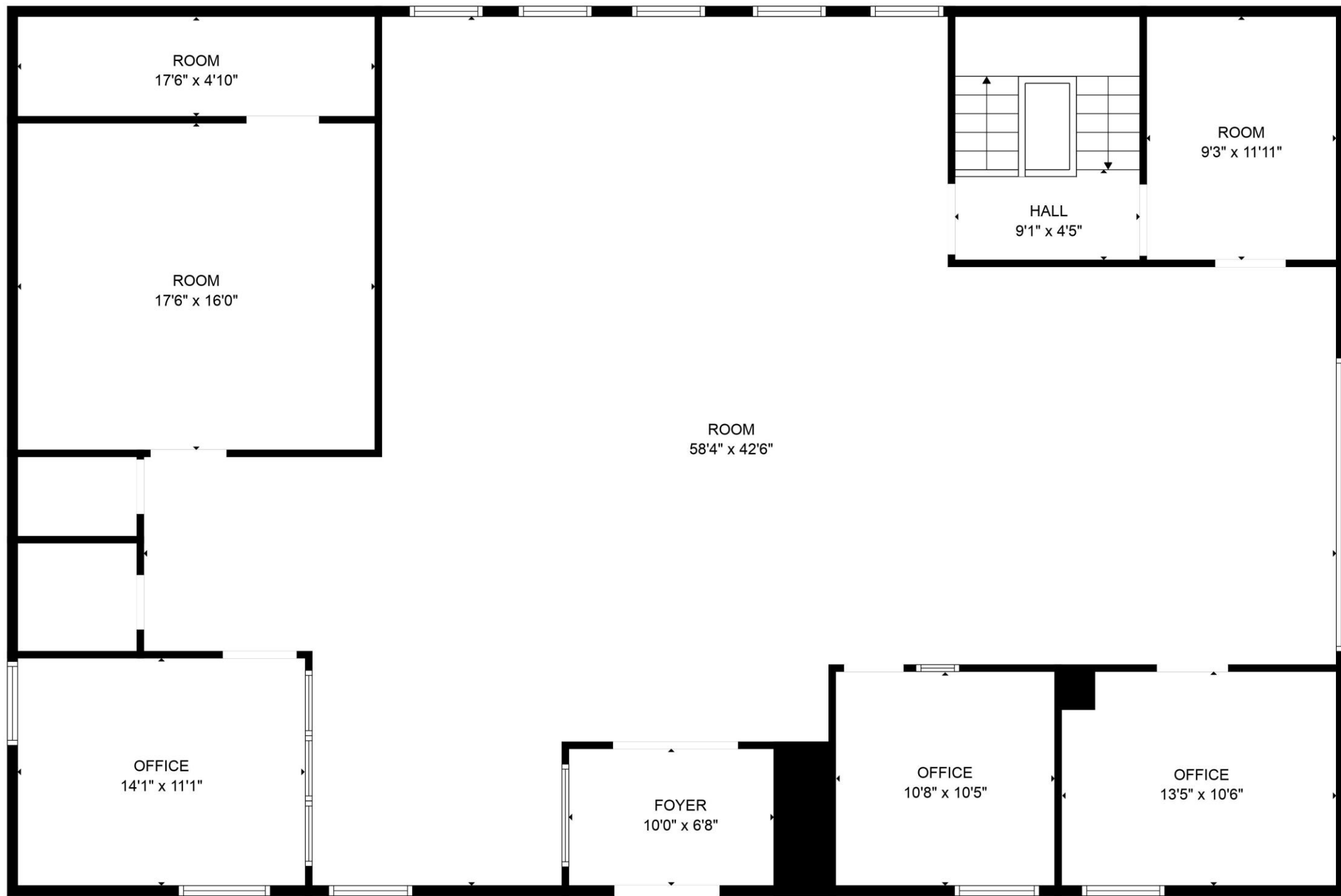
AERIAL VIEW



UPPER-LEVEL SUITE



UPPER-LEVEL FLOORPLAN



LOWER-LEVEL SUITE

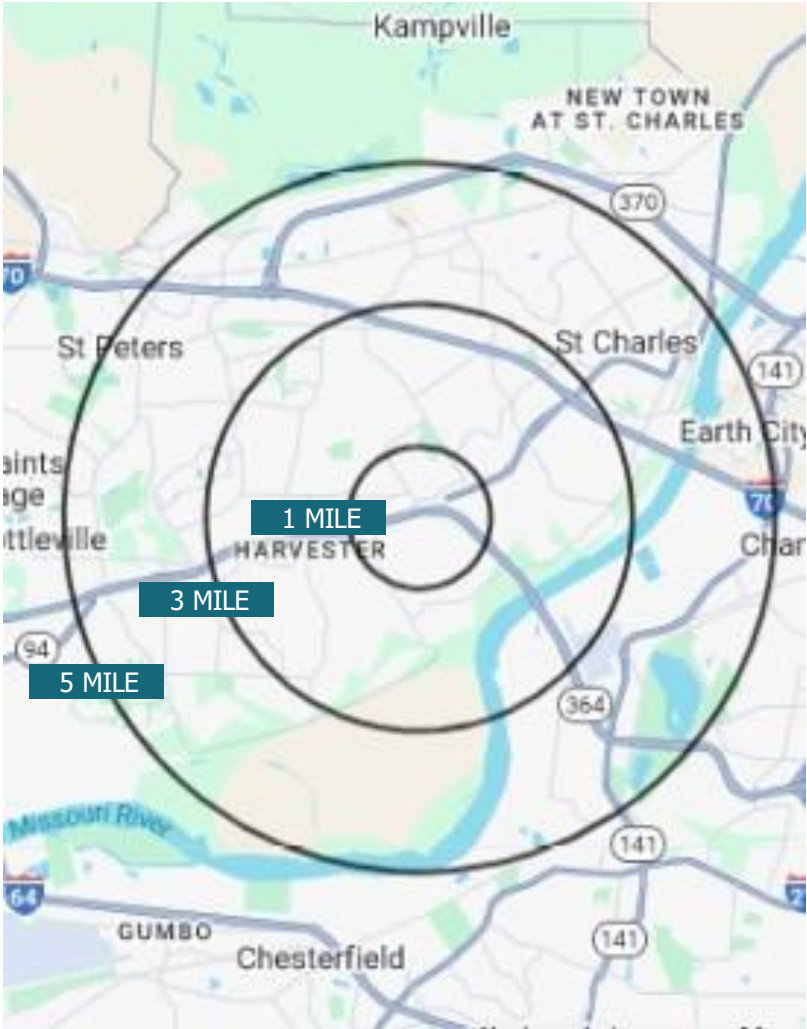


LOWER-LEVEL FLOORPLAN



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	10,423	82,557	158,029
2024 Population	10,431	83,128	161,603
2029 Population Projection	10,986	87,637	170,760
Median Age	43.3	41.7	41.3
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	4,571	34,367	64,505
2024 Households	4,566	34,666	66,165
2029 Households Projection	4,811	36,585	70,004
Average Household Size	2.3	2.3	2.3
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$123,230	\$109,638	\$106,072
Median Household Income	\$80,954	\$86,659	\$84,536



158,029 \$106,072 \$84,536

2024 POPULATION
(5 Miles)

AVERAGE HH
INCOME
(5 Miles)

MEDIAN HH
INCOME
(5 Miles)

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