

RETAIL/OFFICE | **FOR LEASE**



4808 Forman Rd. St. Louis, MO 63123

Kim Richter - 314.333.9844
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1,225-2,500 SF AVAILABLE FOR LEASE





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St. Louis, MO 63123



McKELVEY PROPERTIES

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Neighborhood retail opportunity in a well-established residential corridor.

Two-story building with flexible suite options on both the upper and lower levels.

Available Spaces:
Upper Level: 1,330 SF
Lower Level: 1,330 SF
Maximum Contiguous: 2,660 SF

Ideal for service-based businesses, boutique retail, insurance offices, grooming services, or specialty shops.

Located within a stable community with strong household incomes and consistent neighborhood traffic

UPPER LEVEL LEASE RATE: \$16.00/SF
LOWER LEVEL LEASE RATE: \$13.00/SF
 GROSS LEASE - TENANT RESPONSIBLE FOR UTILITIES ONLY.

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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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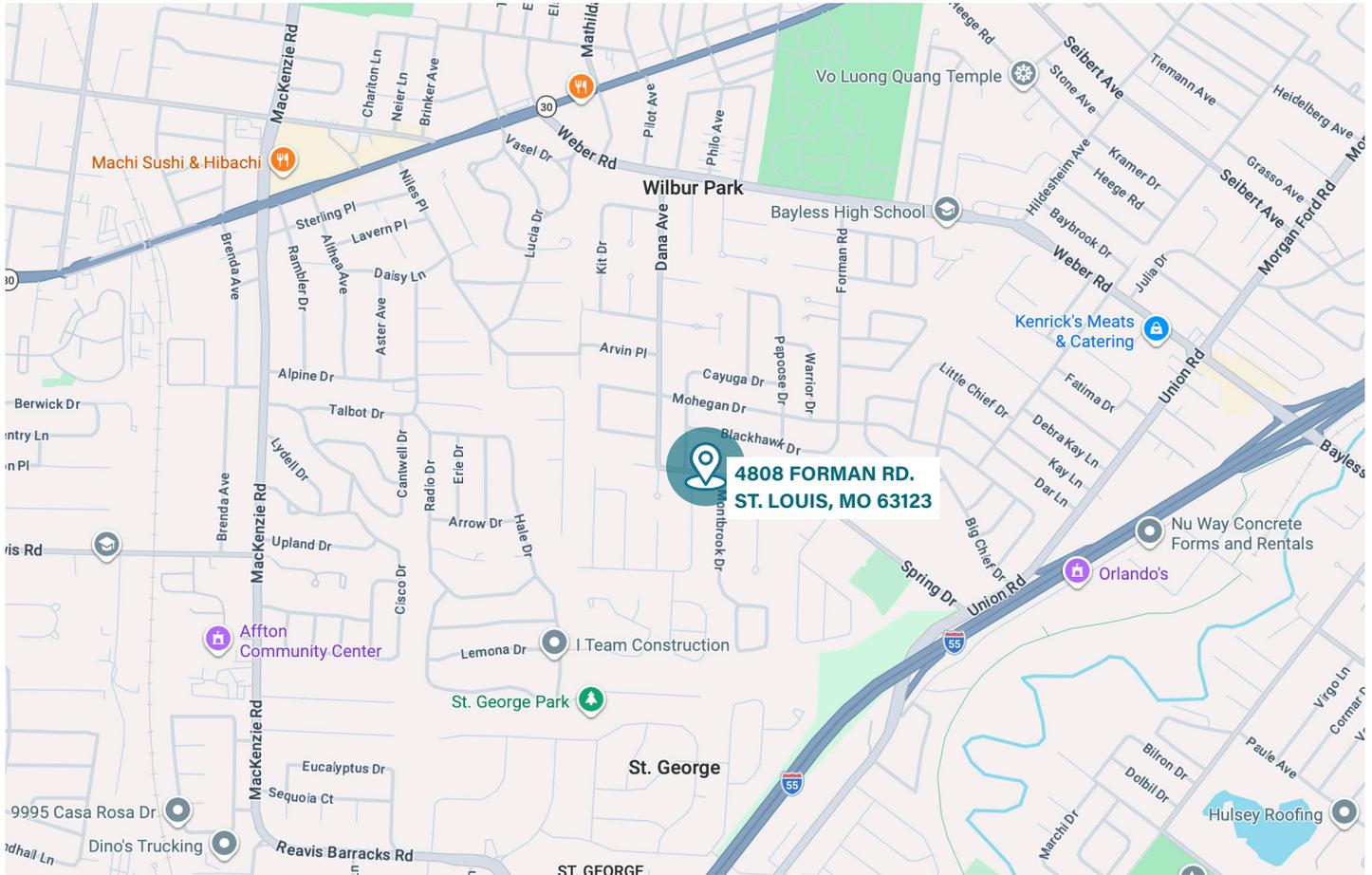


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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	16,079	115,225	279,415
HOUSEHOLDS	6,855	53,527	129,168
MEDIAN HH INCOME	\$79,642	\$74,567	\$75,633
MEDIAN HOME VALUE	\$190,539	\$217,384	\$249,873

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