



FOR SALE & LEASE

4212-4218 N Executive Center Pkwy Loop
St. Peters, MO 63376



McKELVEY PROPERTIES
building relationships . creating wealth

FOR SALE: \$800,000
LEASE RATE: \$15.00/SF + \$4.00 NNN



2,000 - 6,220 SF space available in brick retail/office building.

For Sale: \$800,000
For Lease: \$15.00/SF + \$4.00 NNN

Great owner/user opportunity

Currently built out as one space, but can be divided.

Double-wide delivery door in rear.

Excellent visibility from Hwy 70 with over 146,293 VPD and N Service Rd with over 50,652 VPD.

Quick access to Mid Rivers Mall Drive, Hwy 70, Hwy 370 & Hwy 44.

Building signage available.

Located in Premier 370 Business District.

Building SF: 6,220 SF Zoning: C-3



CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com





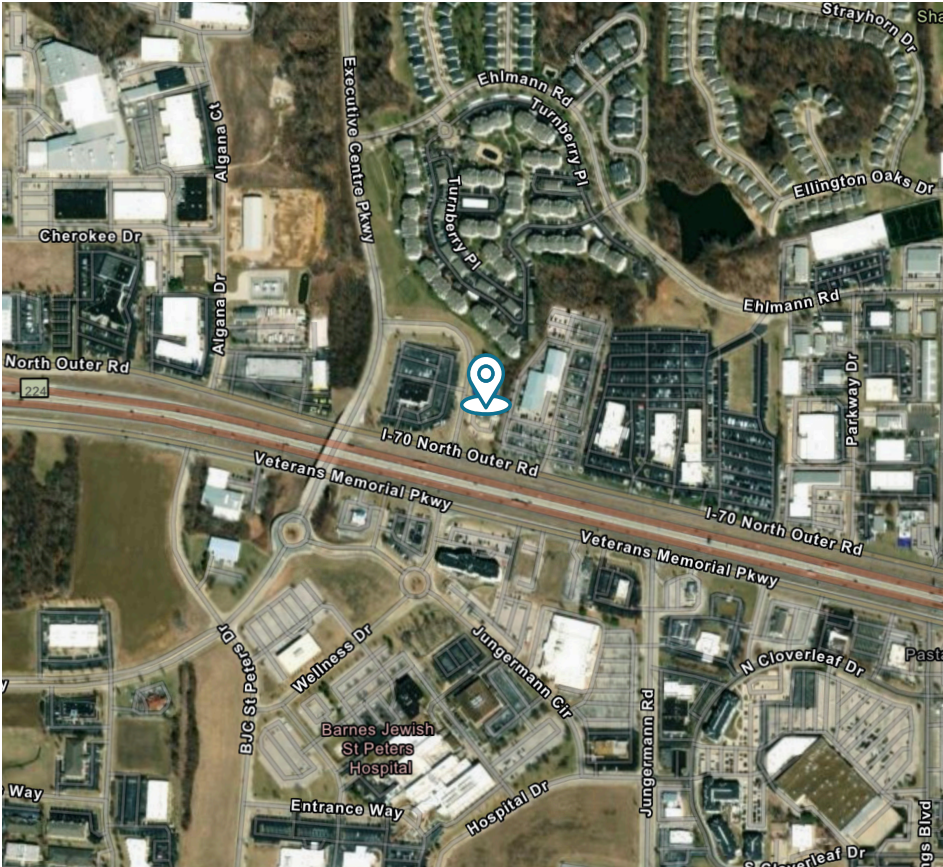
FOR SALE & LEASE

4212-4218 N Executive Center Pkwy Loop
St. Peters, MO 63376



McKELVEY PROPERTIES
building relationships . creating wealth

ARIAL AND IMAGERY



CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com



McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



FOR SALE & LEASE

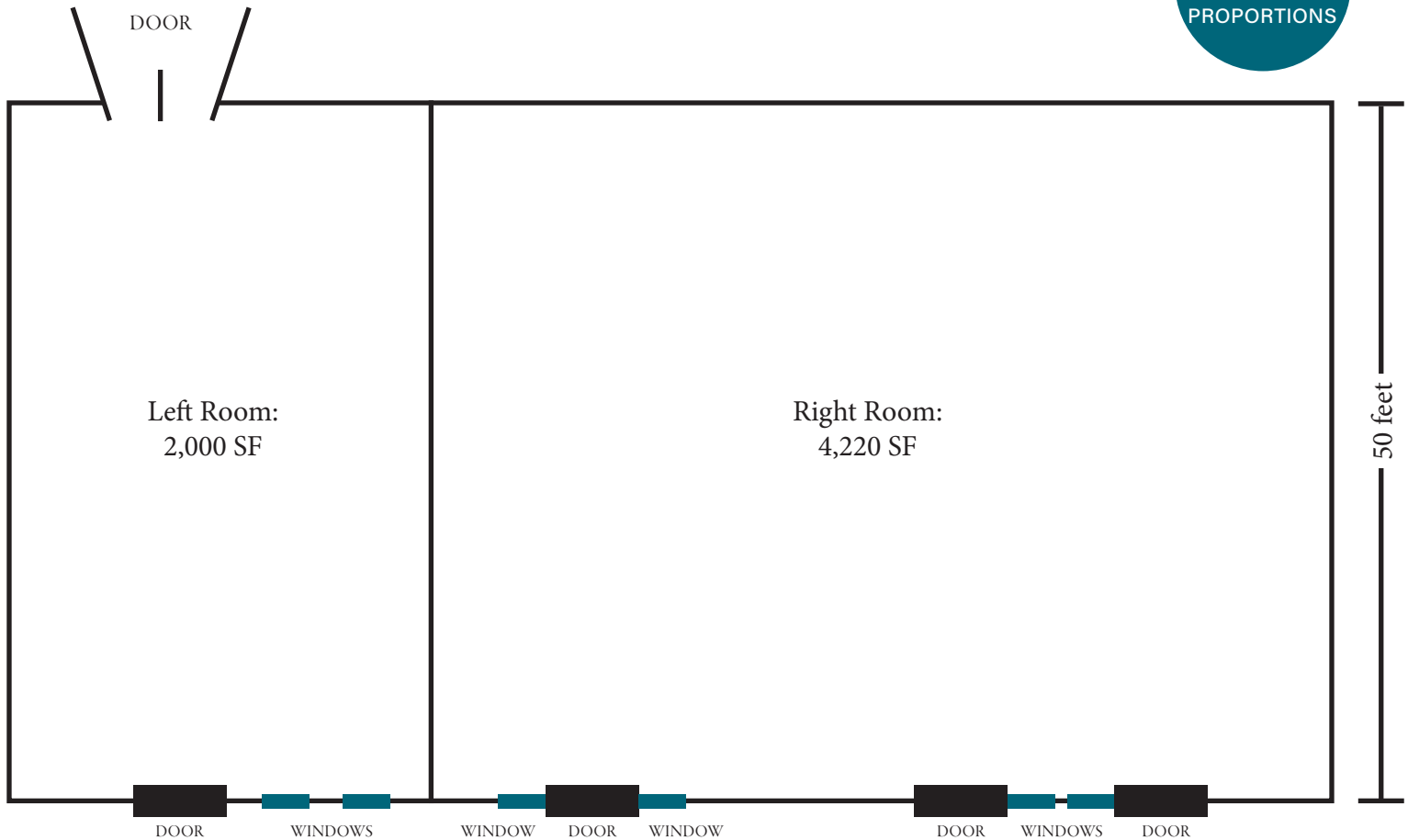
4212-4218 N Executive Center Pkwy Loop
St. Peters, MO 63376



McKELVEY PROPERTIES
building relationships . creating wealth

FLOOR PLAN

RENDERING
SHOWS
APPROXIMATE
PROPORTIONS



CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com



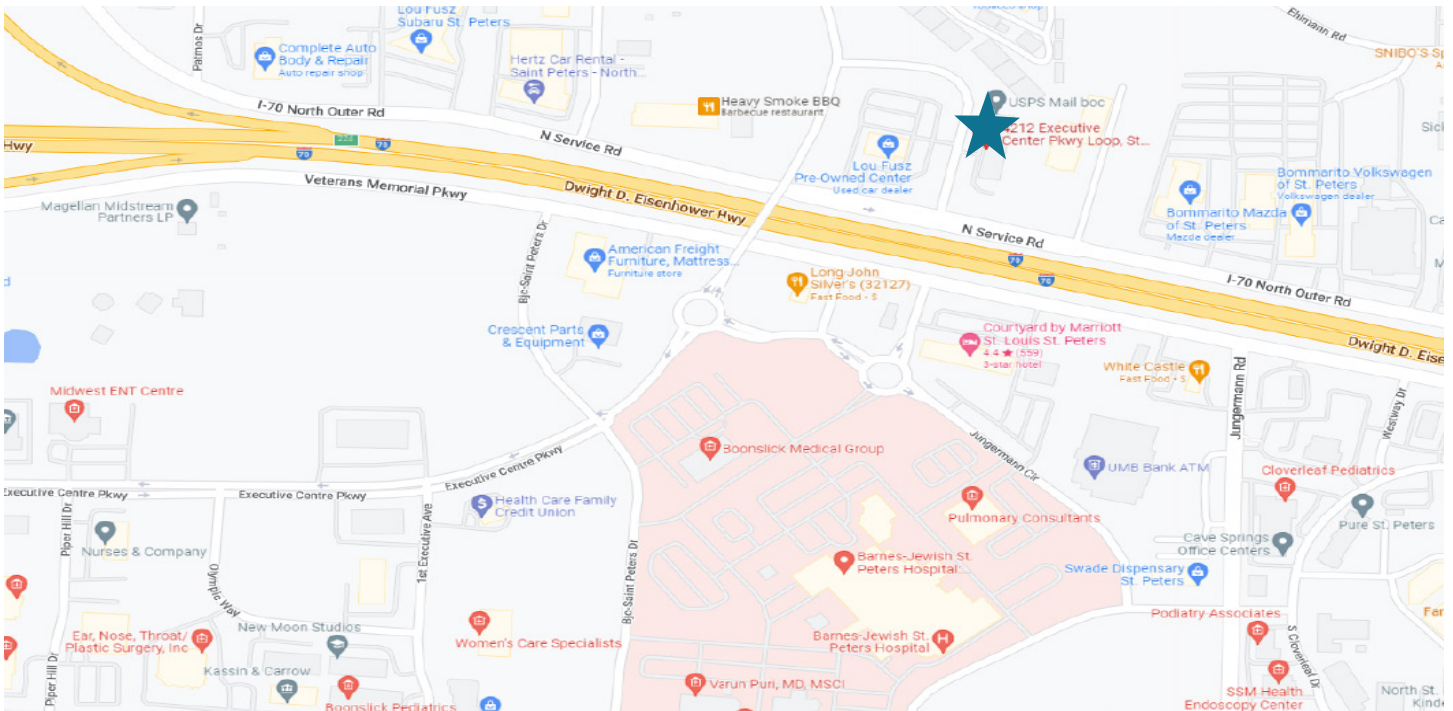


FOR SALE & LEASE

4212-4218 N Executive Center Pkwy Loop
St. Peters, MO 63376



McKELVEY PROPERTIES
building relationships . creating wealth



PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Located in the popular St. Charles area.</p> <p>High Visibility.</p> <p>Easy Access.</p>	<p>Plenty of parking. Space can be used for retail, office, office/warehouse, medical space, office/retail, etc.</p> <p>Great opportunity for owner/user.</p>	<p>50,652 VPD within one mile</p> <p>up to 146,293 VPD within 3 miles</p>	<p>Lou Fusz</p> <p>Heavy Smoke BBQ</p> <p>Barnes-Jewish Hospital St. Peters</p> <p>American Freight Furniture</p> <p>Courtyard By Marriott</p> <p>UMB Bank</p> <p>Swade Dispensary</p> <p>Bommarito</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,394	61,310	166,792
HOUSEHOLDS	1,570	24,893	66,564
MEDIAN INCOME	\$90,524	\$192,770	\$199,468

CONTACT: Patricia McKelvey - 636.448.1294 | pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844 | krichter@mckelveyproperties.com

