



# MCKELVEY PROPERTIES

## FOR SALE OR LEASE

1002 Peruque Crossing Ct.  
O'Fallon, MO 63366

Patricia McKelvey  
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## FOR SALE OR LEASE

1002 Peruque Crossing Ct.  
O'Fallon, MO 63366



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PROPERTIES**  
building relationships . creating wealth

Outstanding opportunity to purchase or lease a 6,480 SF medical/office building located in a professional O'Fallon business park. The property features a turnkey medical buildout with exam rooms, sinks, private offices, reception and waiting areas, and restrooms.

Approximately 2,700 SF is available for an owner-user purchase or as a medical/professional office lease, offering flexibility for healthcare providers or professional users. The remaining space is income-producing, creating immediate upside for an owner.

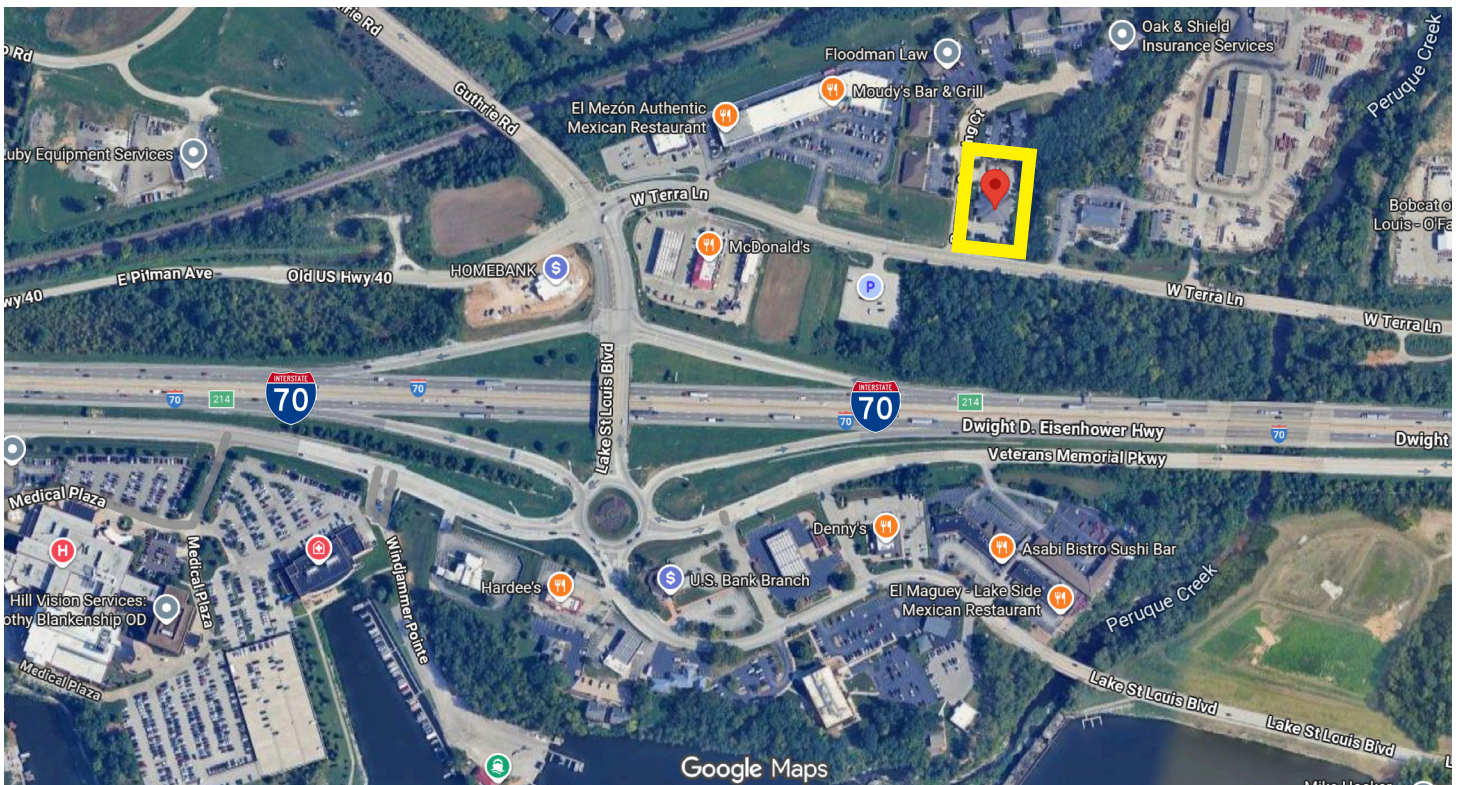
The building offers strong visibility, ample parking, and convenient access to Hwy K and I-70, and is located just minutes from SSM Health.

### Key Highlights

- 6,480 SF Medical/Office building
- Approx. 2,700 SF available for owner-user or lease
- Turnkey medical buildout with multiple exam rooms
- Ideal for medical, dental, therapy, or professional office users
- Reception and waiting area
- Income-producing with additional space ready for occupancy
- Sinks installed in several exam rooms
- Located in a professional office park
- Private offices, nurse station, break room, and storage
- Minutes from Hwy K, I-70, Bryan Rd, and Lake St. Louis Blvd
- Close proximity to SSM Health
- Strong visibility with easy patient/client access
- Ample surface parking

**LEASE RATE: \$22.00/SF MODIFIED GROSS**

**PURCHASE PRICE: \$1,150,000**



## CONTACT:

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.



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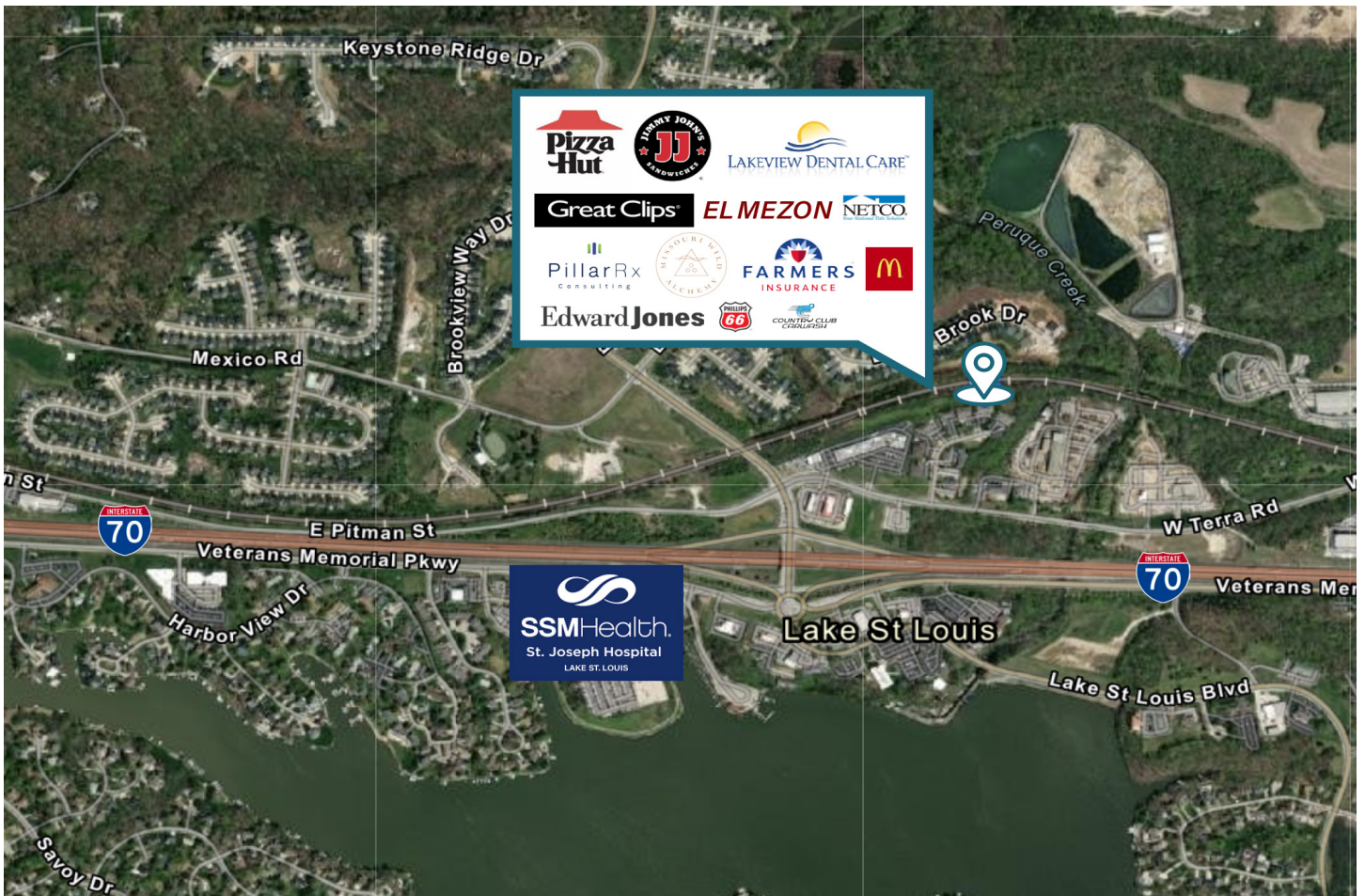
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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Located in the popular O'Fallon area.</p> <p>Nearby Highway 70.</p>	<p>Healthcare Providers, Specialty Clinics, Or Other Professional Users</p>	<p>76,424 VPD within one mile</p> <p>up to 79,790 VPD within 3 miles.</p>	<p>Netco - neighboring business Pizza Hut Great Clips Jimmy Johns Lakeview Dental Care El Mezon Pillar RX Consulting</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,179	45,691	135,146
HOUSEHOLDS	1,566	17,699	49,775
AVERAGE INCOME	\$135,094	\$131,120	\$127,896

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## UNIQUE OPPORTUNITY TO BUY:



PROPERTY:

**1002 Peruque Crossing  
O'Fallon, MO 63366**

**Sale Price: \$1,550,000**

PROPERTY:

**1052 Peruque Crossing  
O'Fallon, MO 63366**

**Sale Price: \$995,000**

PROPERTY:

**1061 Peruque Crossing  
O'Fallon, MO 63366**

**Sale Price: \$975,000**

Rare opportunity to acquire three properties within the same court. Two buildings are fully leased, providing immediate, in-place income, while the third building offers approximately 2,700 SF available for lease—ideal for an

owner-user seeking to occupy space while benefiting from existing cash flow. This unique configuration allows for diversified income, flexibility, and long-term upside within a single, cohesive location.

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