



FOR SALE
FLEX|RETAIL



**McKELVEY
PROPERTIES**
building relationships . creating wealth

7455 Veterans Memorial Pkwy St. Peters, MO 63376

Kim Richter • 314.333.9844
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SALE PRICE: \$820,000.00



5,347 SF FREESTANDING BUILDING ON 0.65 ACRES





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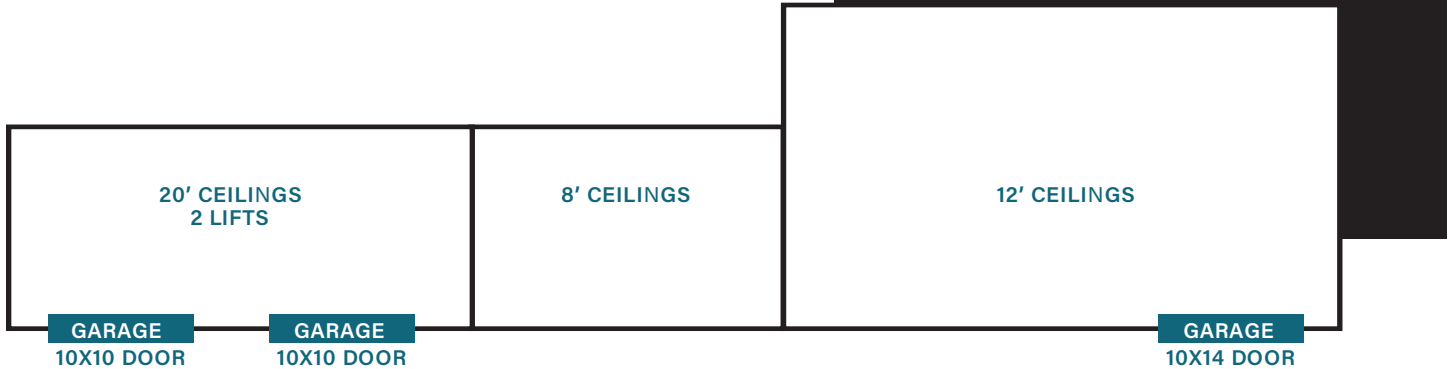
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CONCRETE PAD



PROPERTY HIGHLIGHTS

Strategically located along Highway 70 with high visibility, this property attracts significant traffic and clientele. Modern facilities and ample parking make it a convenient and attractive location for both customers and employees.

- **Modern Utilities:** Equipped with up-to-date utilities to meet all business requirements.
- **New parking and roof:** New parking and roof as of March 2024.
- **Easy access for deliveries:** Convenient for receiving and sending shipments. Build out is complete with 3 drive-in garages.
- **Ideal for owner/users:** Perfect for owner/operator with light industrial use. Unincorporated St. Charles.
- **Highway visibility:** Fabulous highway visibility with 78,262 VPD along Hwy 70 directly in front of the property.



PROPERTY BENEFITS

This prime commercial property is a valuable investment for various business needs. The current build-out provides versatility, making the space easily adaptable for different commercial purposes.

- **Multiple garage/loading doors:** Facilitates easy access for loading and unloading.
- **Showroom for product display:** Ideal for showcasing products to clients.
- **Small warehouse for storage:** Provides ample space for inventory and supplies.
- **Spacious layout for retail setup:** Perfect for retail businesses looking for a large, open space.



Year Built: 1986 Taxes (2023): \$5,771
Zoned: C-Improved Commercial

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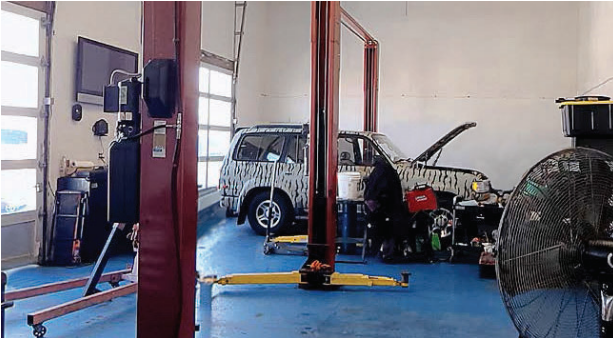
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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Freestanding Building</p> <p>Nearby many large retailers</p> <p>Great for Owner/User</p>	<p>Autobody Shop</p> <p>Mechanics</p> <p>Warehouse</p> <p>Retail</p> <p>Office</p>	<p>75,262 VPD within 1 mile.</p> <p>114,371 VPD within 5 miles.</p>	<p>Costco</p> <p>Aldi</p> <p>Marshalls</p> <p>Olive Garden</p> <p>Sybergs</p> <p>Drury Hotels</p> <p>Mid Rivers Mall</p> <p>Edward Jones</p> <p>Commerce Bank</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,270	56,066	153,945
HOUSEHOLDS	2,626	21,539	59,996
AVERAGE HH INCOME	\$85,142	\$113,693	\$116,559

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