

RETAIL/OFFICE | **FOR LEASE**



DOLLAR TREE CENTER 6626 MEXICO RD. ST. PETERS, MO 63376

Joi Niedner - 314.304.4900
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2,400 SF - 3,215 SF AVAILABLE FOR LEASE





FOR LEASE

Dollar Tree Center
6626 Mexico Rd.
St. Peters, MO 63376



McKELVEY
PROPERTIES

building relationships . creating wealth



LANDLORD OFFERING FREE BASE RENT

6658: 2,244 SF 9 rooms, 6 rooms with water and sinks, 2 ADA bathrooms, and large reception area

Suite 6640: 3,215 SF- Built out with 4-7 rooms, large reception area, new Landlord to install new ADA bathrooms, storage room with extra plumbing. Ideal for adult day care, vet clinic, or chiropractor, and lots of window retail frontage

Dollar Tree Center is located off Mexico Rd. in the heart of St. Peters

10th largest city in Missouri

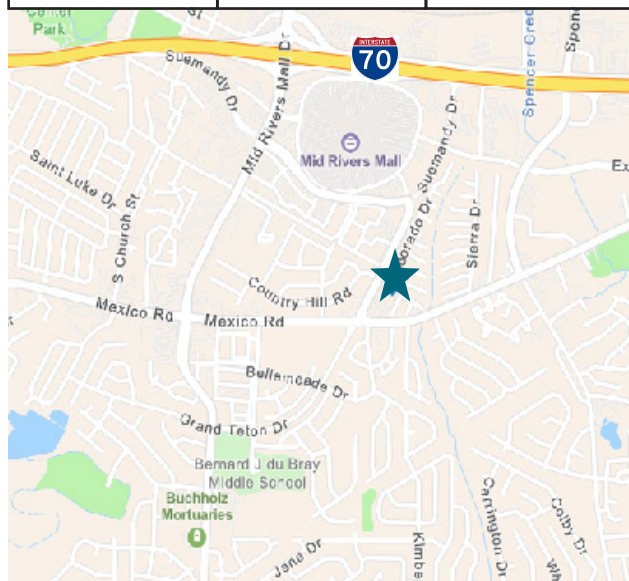
Ranked 60th Best Places To Live In The US by Money Magazine

Home to Amazon distribution center

Excellent economic demographics

LEASE RATE: \$15.00/SF + NNN

LOT SIZE	ZONING	TAXES
5.27 ACRES	C-2	\$81,416.49 (2024)



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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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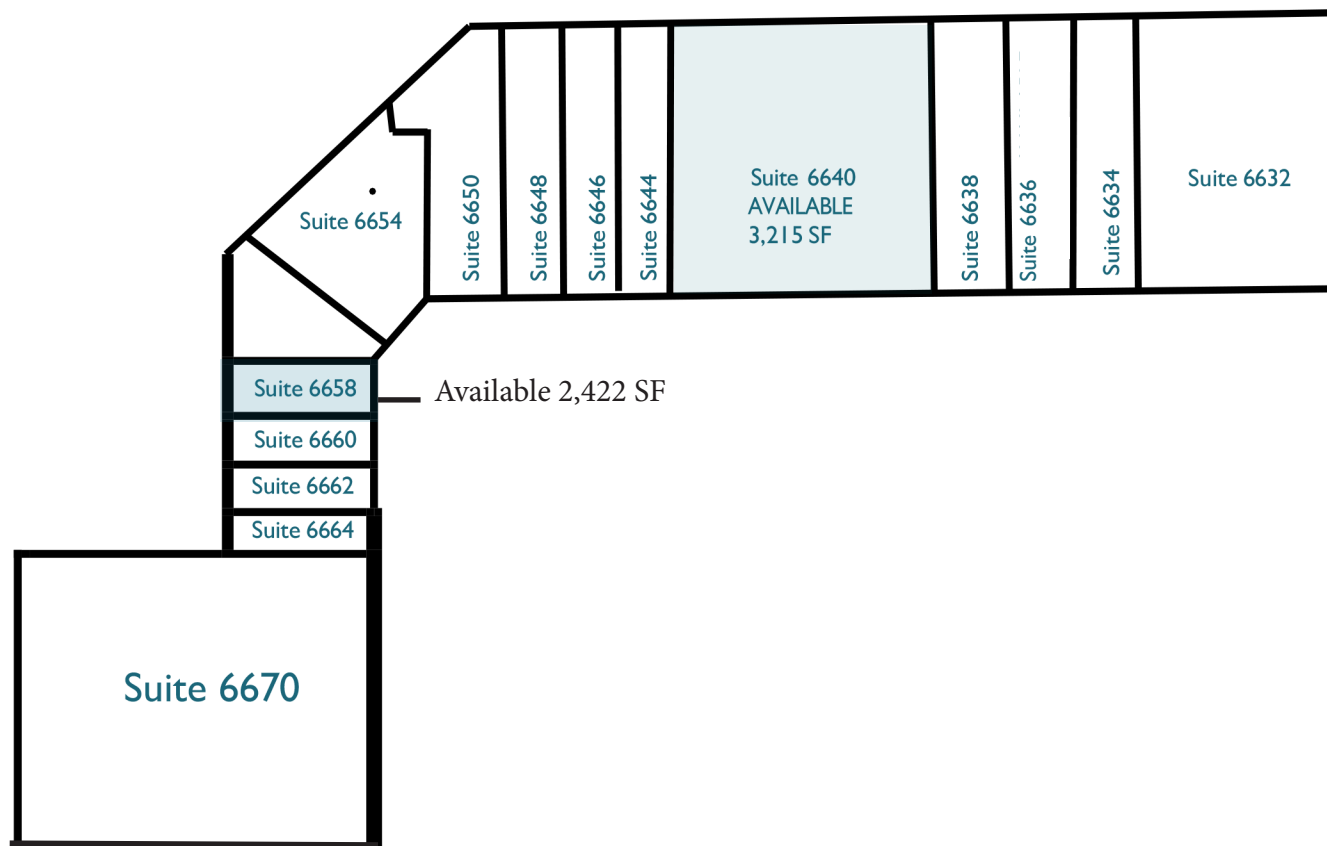
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SUITE	TENANTS	SF	SUITE	TENANTS	SF
6632	Multimill	6,038	6654	Coral & More	1,806
6634	Occupied	1,200	6658	Available	2,422
6638	Chisel Nails	686	6660	Wireless Depot	1,400
6644	St. Peters Nutrition	1,318	6662	A-Smoke Depot	1,468
6646	New Ho's Chinese	1,300	6664	Terminal One	1,400
6648	Tattoo	1,300	6670	Dollar Tree	27,147
6650	Classic II Bar	2,520	6636	Beauty and Barber Salon	1,200
			6640	Available	3,215

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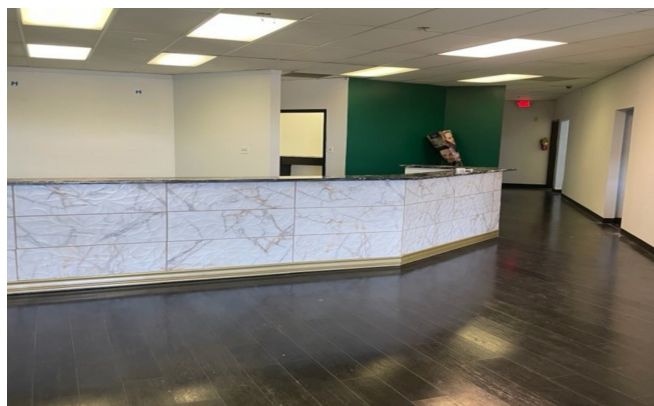


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INSIDE SUITE 6640



SUITE 6658



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,184	54,645	102,289
HOUSEHOLDS	4,856	21,404	41,194
AVERAGE HH INCOME	\$98,510	\$118,623	\$125,382
MEDIAN HOME VALUE	\$264,174	\$299,105	\$335,860

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