



1514 CAULKS HILL RD

SAINT CHARLES, MO 63304

OFFICE SPACE FOR LEASE

EXCLUSIVELY LISTED BY:



DANIEL FLAIZ

INVESTMENT SALES AND LEASING
BROKER

17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005

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Mobile: 314.267.8086

Office: 636.669.9111

PROFFESIONAL OFFICE SPACE W/ COMMON AREA | 400 – 1,750 SF | LEASE RATE: \$20 PSF NNN

AERIAL

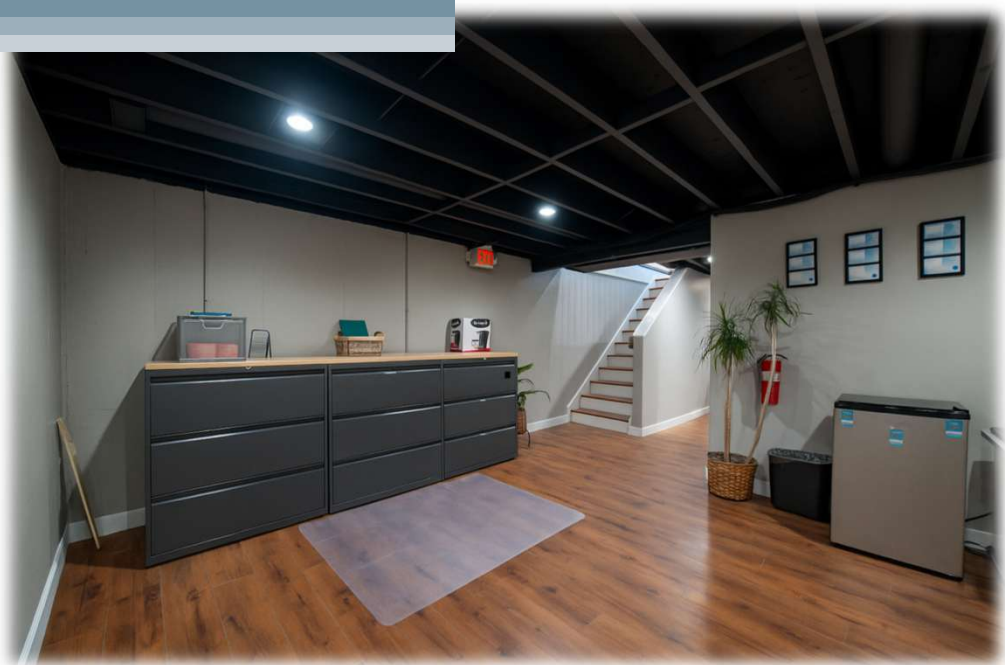
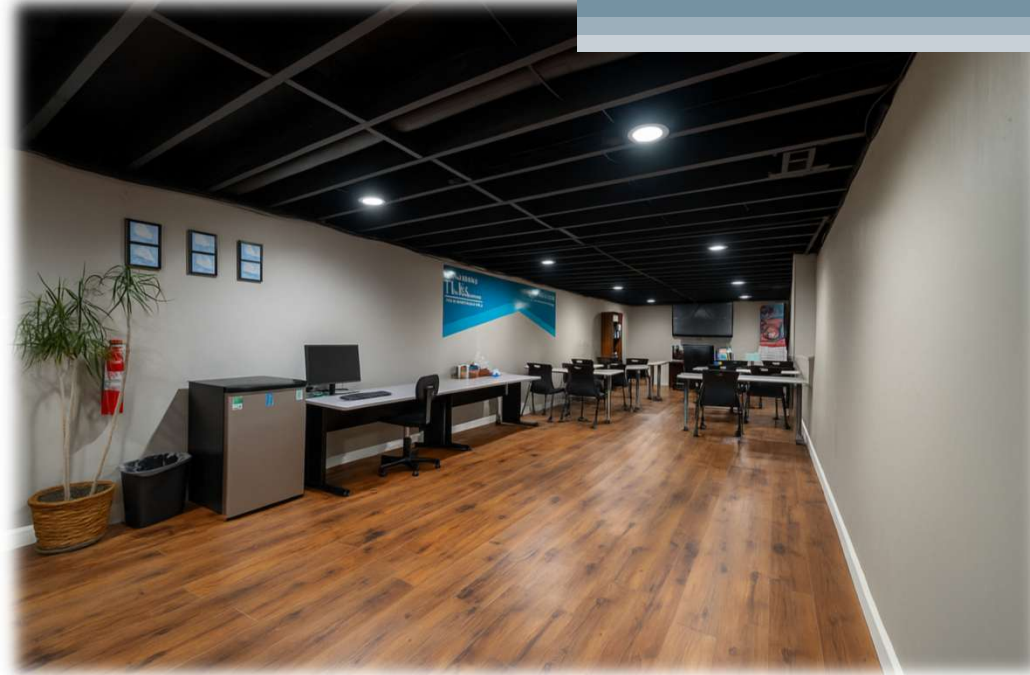


SUBJECT
PROPERTY

COMMON AREA



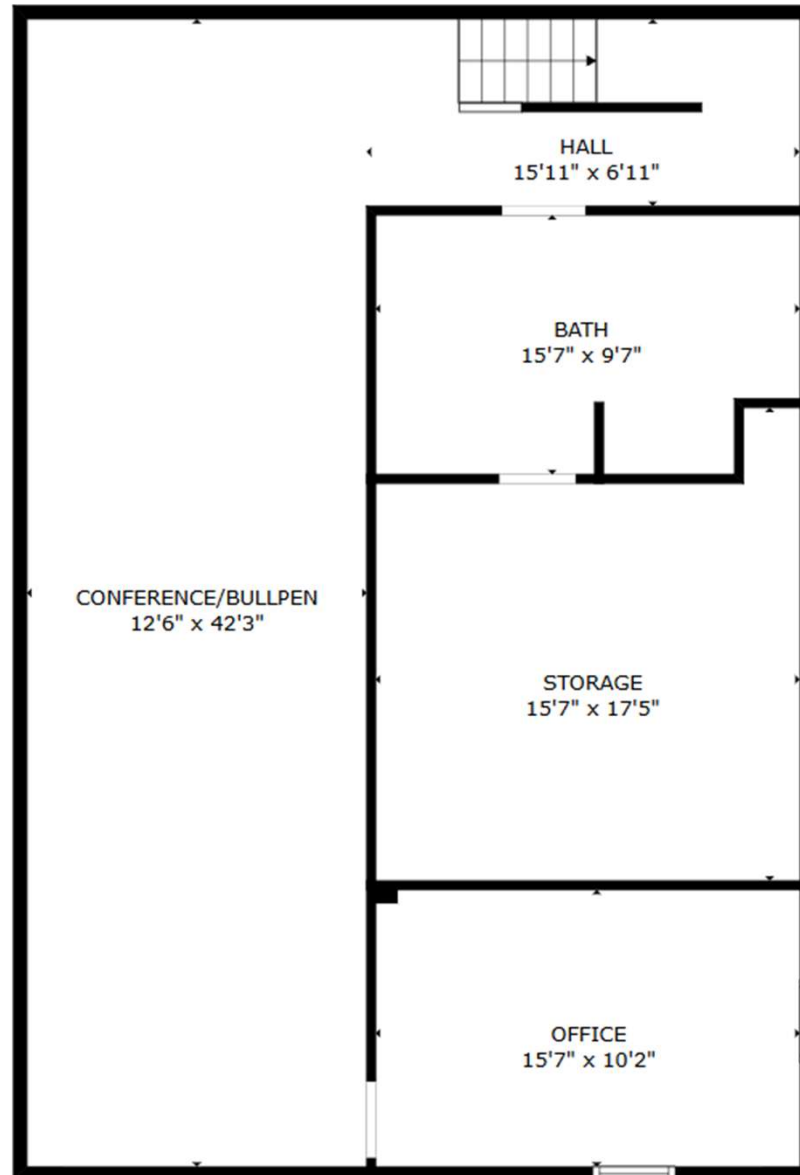
LOWER SUITE (1,350 SQFT)



UPPER SUITE (400 SQFT)



LOWER SUITE
1,350 SQFT



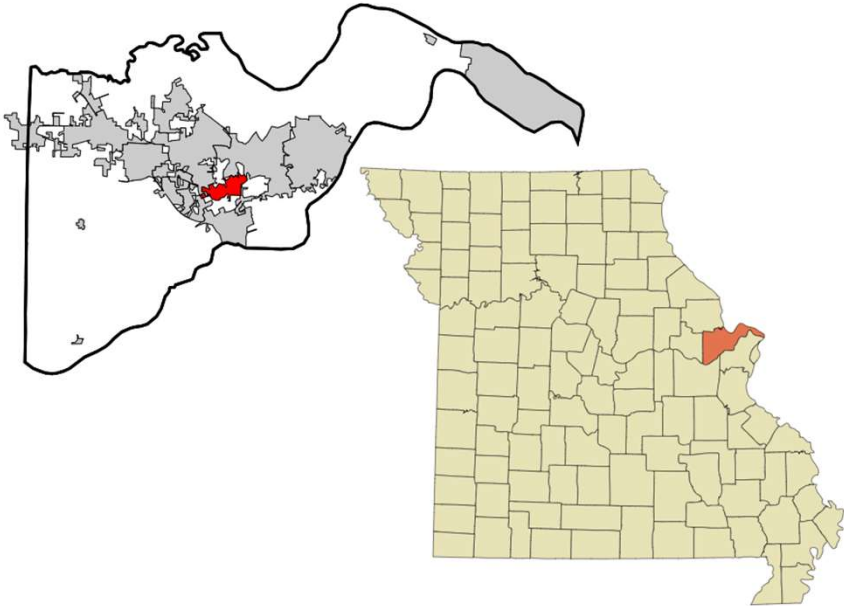
SUITE 106
1,800 SQFT

**PRIVATE
ENTRANCE**



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	11,228	83,035	156,534
2024 Population	11,065	82,627	159,297
2029 Population Projection	11,621	86,924	168,249
Median Age	41.6	42.4	41.8
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	4,679	32,633	63,293
2024 Households	4,607	32,462	64,609
2029 Households Projection	4,840	34,171	68,324
Agerage Household Size	2.4	2.5	2.4
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$104,732	\$118,987	\$110,398
Median Household Income	\$86,061	\$96,613	\$87,961



159,297
2024 POPULATION
(5 Miles)

\$110,398
AVERAGE HH INCOME
(5 Miles)

\$87,961
MEDIAN HH INCOME
(5 Miles)

1514 CAULKS HILL ROAD

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