



FOR SALE
FLEX|RETAIL



MCKELVEY
PROPERTIES
building relationships . creating wealth

7455 Veterans Memorial Pkwy St. Peters, MO 63376

Kim Richter • 314.333.9844
krichter@mckelveyproperties.com



SALE PRICE: \$749,000

5,347 SF FREESTANDING BUILDING ON 0.65 ACRES





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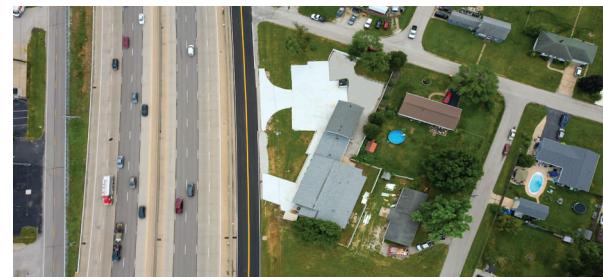
CONCRETE PAD



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.



WATCH VIDEO

HERE



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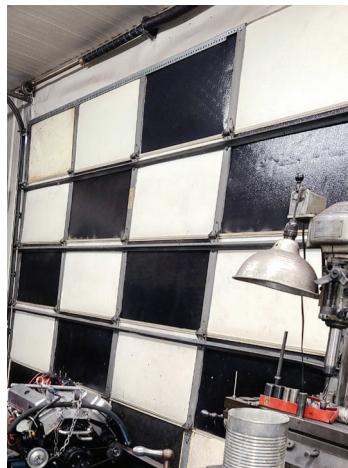
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IMAGERY



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

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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