



EXCLUSIVELY LISTED BY:

100 BREVCO PLAZA

LAKE SAINT LOUIS, MO 63367

MEDICAL/OFFICE SPACE FOR LEASE



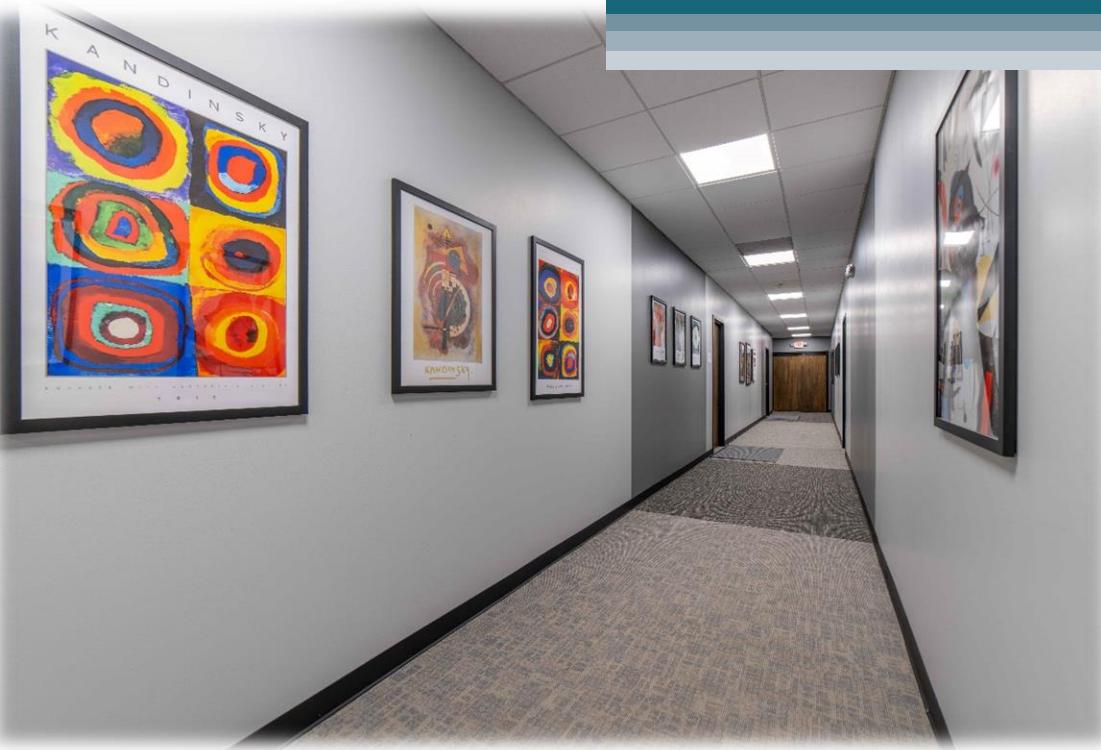
DANIEL FLAIZ

INVESTMENT SALES AND LEASING
BROKER
17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005
dflaiz@mckelveyproperties.com
Mobile: 314.267.8086
Office: 636.669.9111

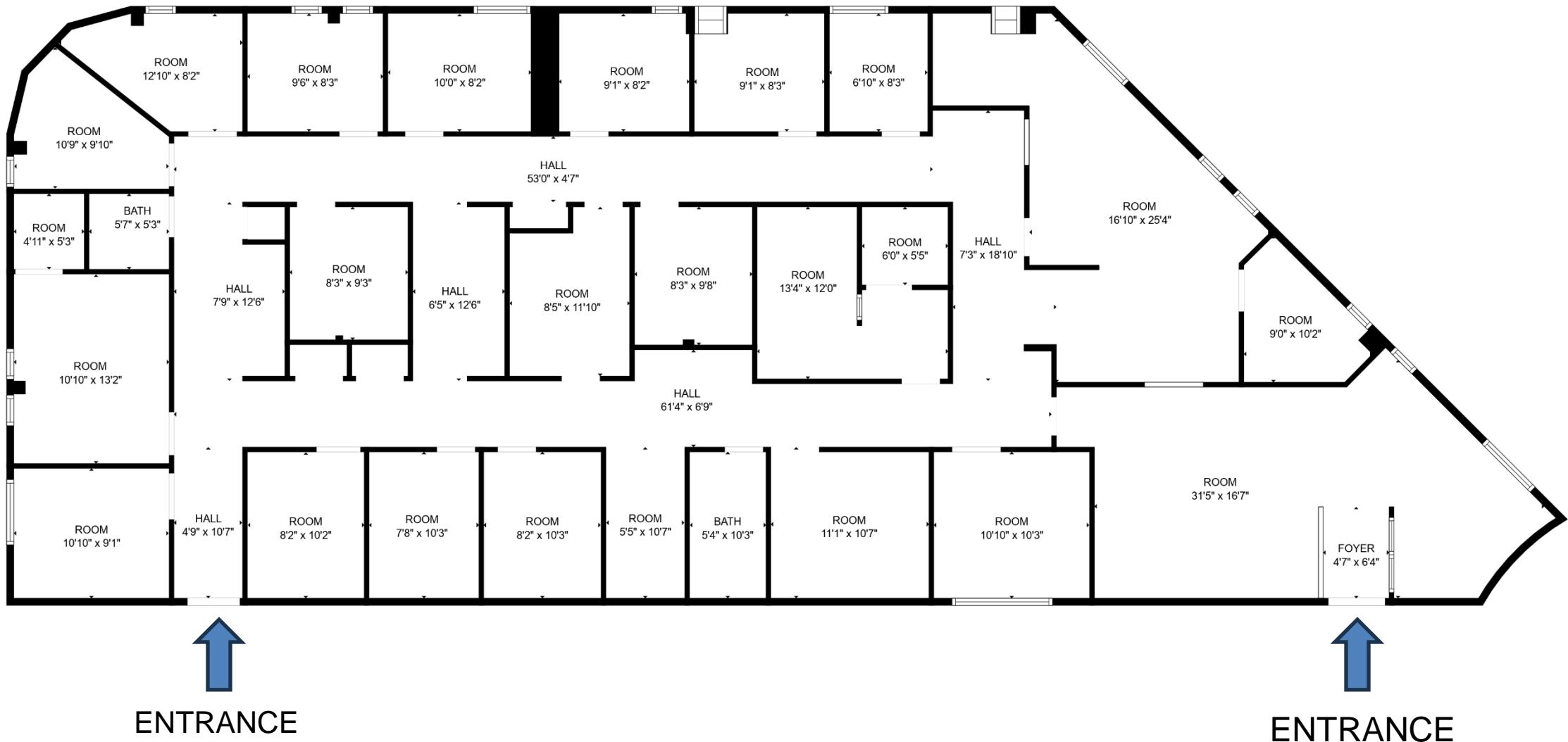
MEDICAL AND PROFESSIONAL OFFICE | 1,500 – 3,700 SF | LEASE RATE: \$15-\$22 PSF FULL SERVICE



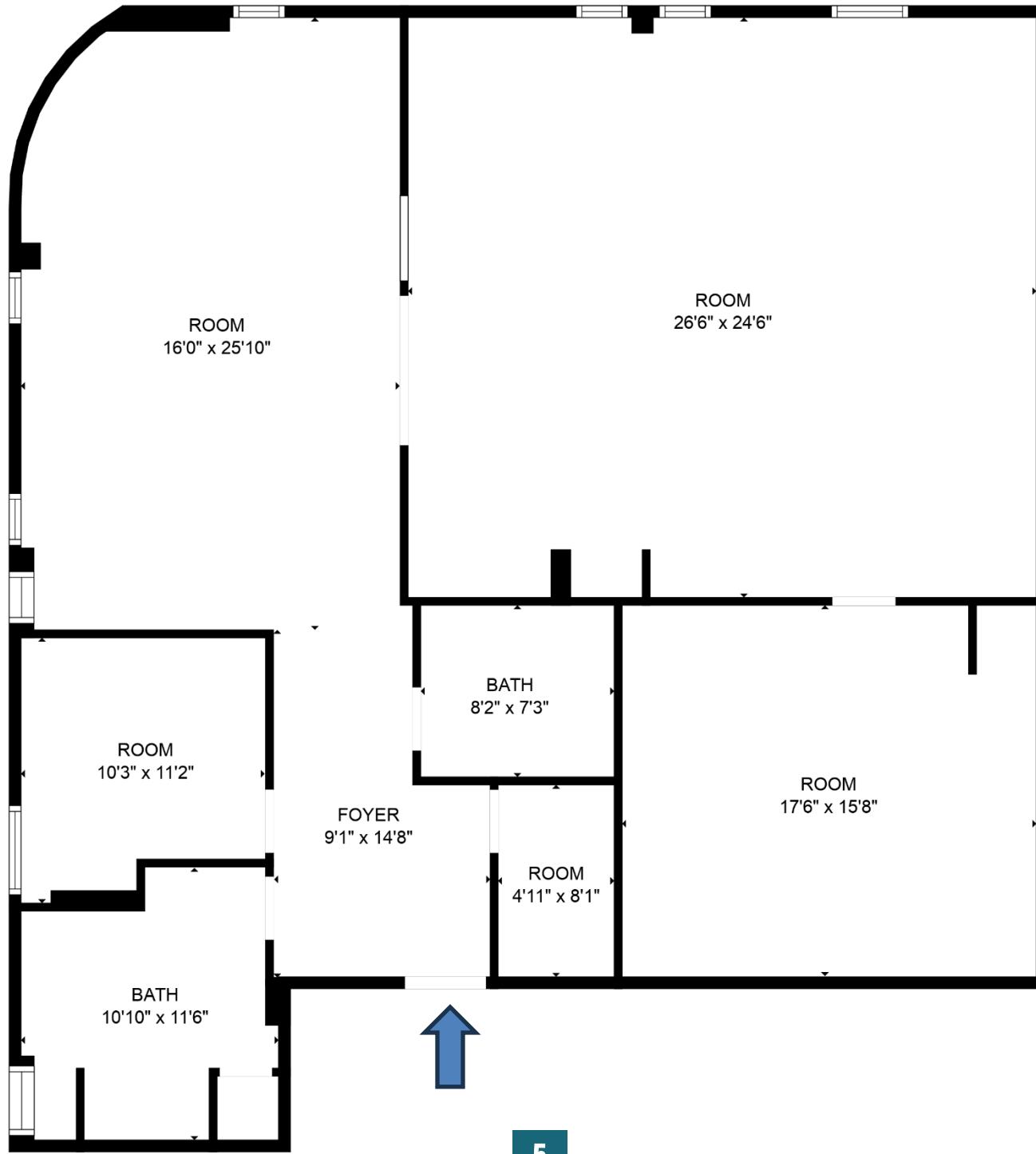
INTERIOR



SUITE 103
3,700 SQFT (Divisible)

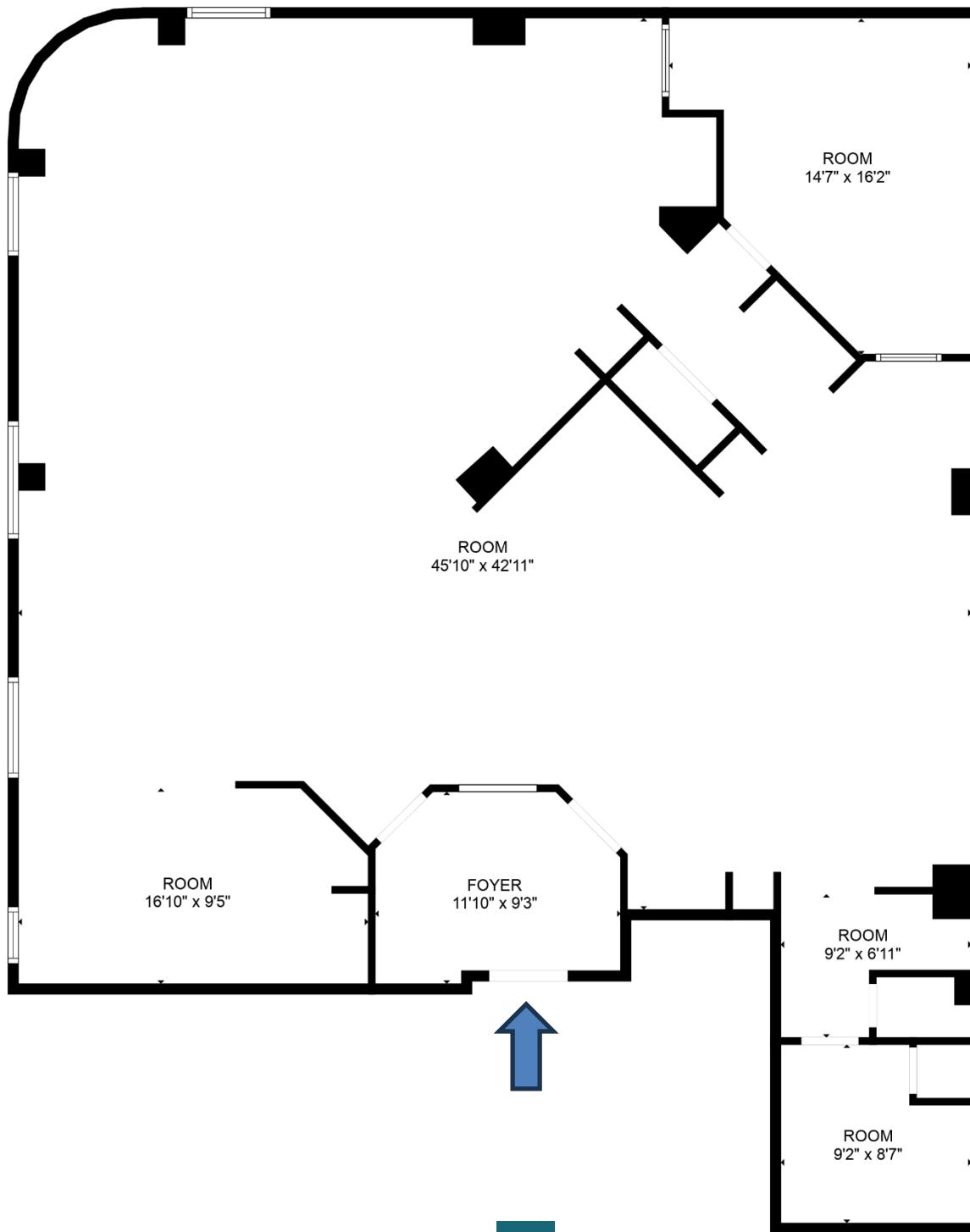


SUITE 106
1,800 SQFT



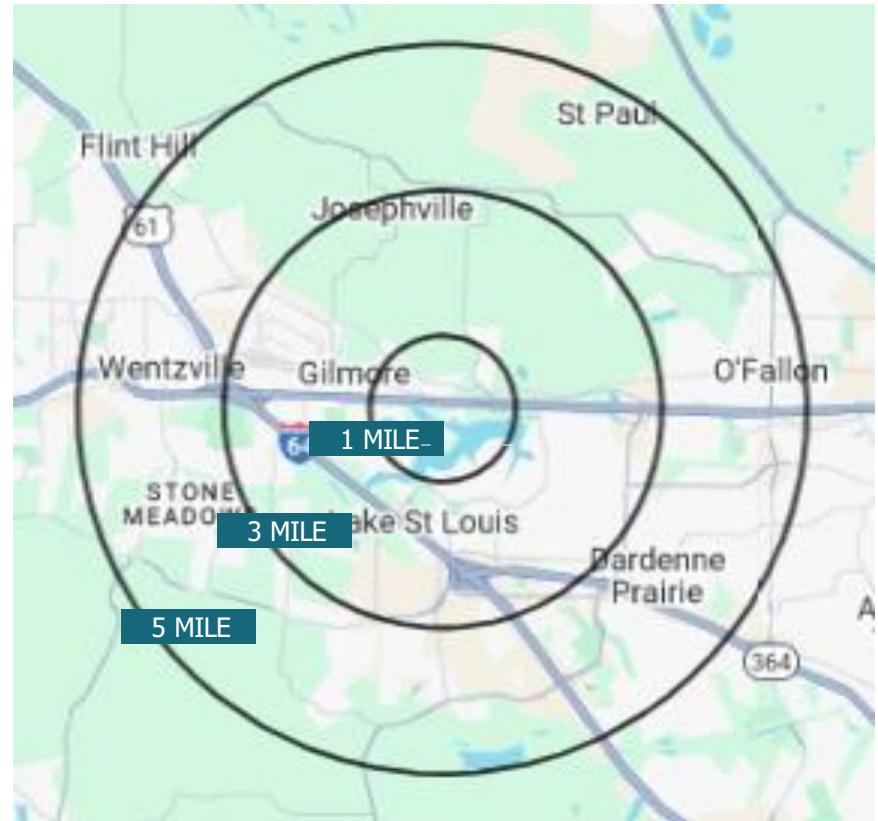
SUITE LOWER LEVEL

2,300 SQFT



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	6,423	38,617	117,339
2024 Population	7,935	43,254	126,209
2029 Population Projection	8,641	46,421	134,566
Median Age	38.9	39.2	39.6
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	2,347	14,766	42,961
2024 Households	2,848	16,448	46,130
2029 Households Projection	3,095	17,648	49,201
Average Household Size	2.8	2.6	2.7
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$132,160	\$124,974	\$120,201
Median Household Income	\$111,524	\$103,390	\$100,811



46,130 \$120,201 \$100,811

2024 POPULATION
(5 Miles)

AVERAGE HH INCOME
(5 Miles)

MEDIAN HH INCOME
(5 Miles)

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