



EXCLUSIVELY LISTED BY:

10455 ST.CHARLES ROCK ROAD

SAINT ANN, MO 63074

RETAIL SPACE FOR LEASE



DANIEL FLAIZ

INVESTMENT SALES AND LEASING
BROKER

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

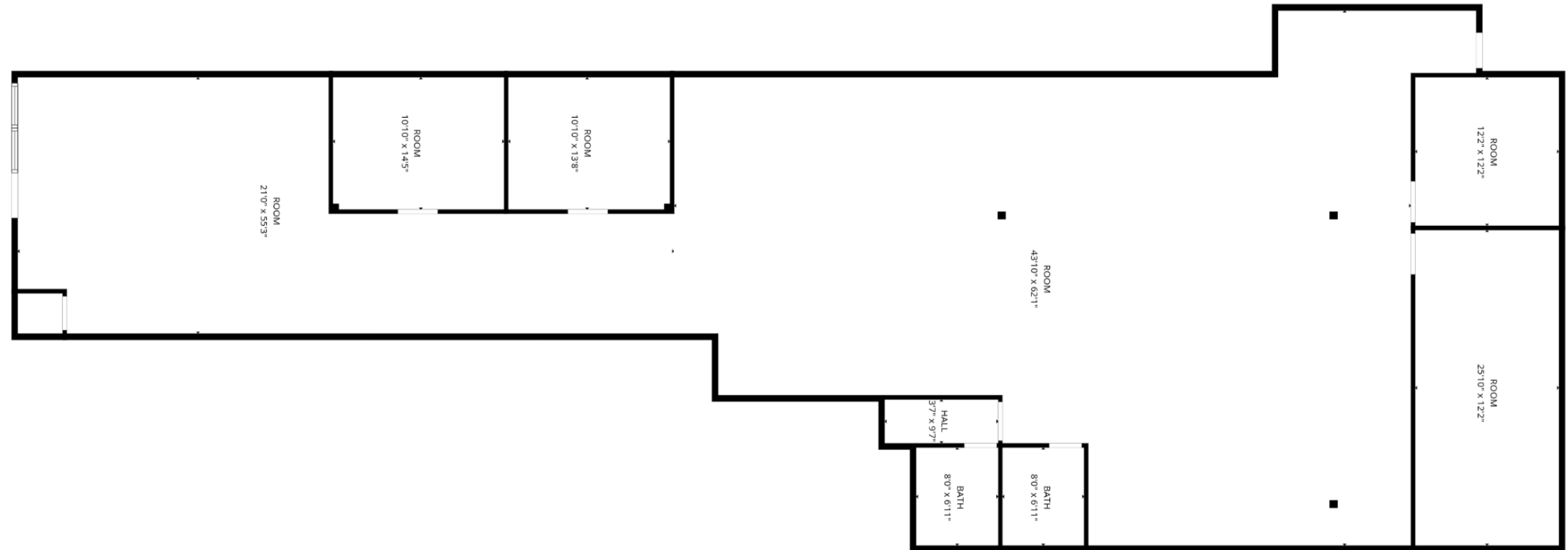
dflaiz@mckelveyproperties.com

Mobile: 314.267.8086

Office: 636.669.9111

RETAIL SPACE FOR LEASE | 3,800 SQFT | 38,000+ VPD | LEASE RATE: \$12 PSFT NNN

FLOORPLAN

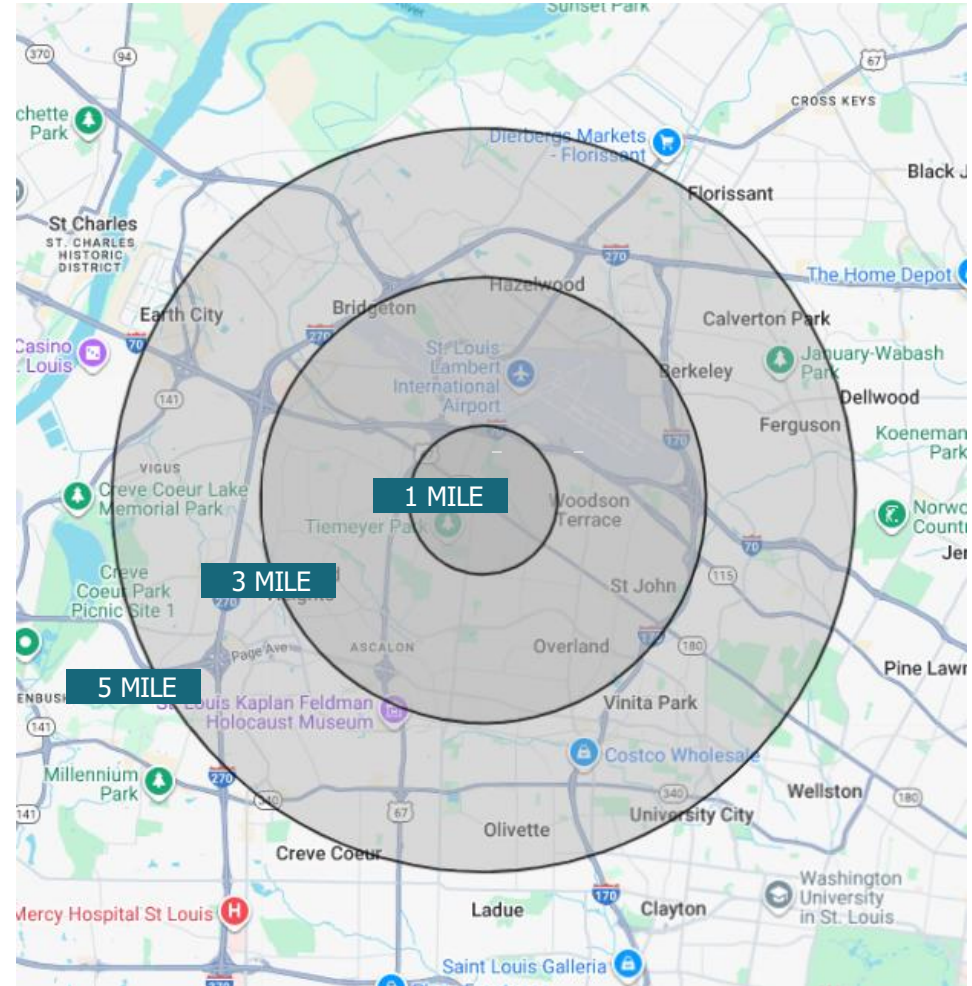


INTERIOR



DEMOGRAPHICS

| POPULATION | 1 Miles | 3 Miles | 5 Miles |
|----------------------------|----------|----------|----------|
| 2020 Population | 13,267 | 70,868 | 197,730 |
| 2024 Population | 12,852 | 69,911 | 196,185 |
| 2029 Population Projection | 12,614 | 68,864 | 193,664 |
| Median Age | 41.2 | 40.3 | 38.8 |
| HOUSEHOLDS | 1 Miles | 3 Miles | 5 Miles |
| 2020 Households | 6,076 | 29,810 | 84,000 |
| 2024 Households | 5,893 | 29,360 | 83,716 |
| 2029 Households Projection | 5,780 | 28,898 | 82,599 |
| Average Household Size | 2.1 | 2.3 | 2.3 |
| INCOME | 1 Miles | 3 Miles | 5 Miles |
| Average Household Income | \$53,720 | \$67,049 | \$75,721 |
| Median Household Income | \$44,815 | \$52,089 | \$56,099 |



196,185

2024 POPULATION
(5 Miles)

\$75,721

AVERAGE HH INCOME
(5 Miles)

\$56,099

MEDIAN HH INCOME
(5 Miles)

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