



FOR LEASE

Cool Springs Plaza
1078-1102 Tom Ginnever Ave.
O'Fallon, MO 63366



**McKELVEY
PROPERTIES**
building relationships . creating wealth



FEATURES

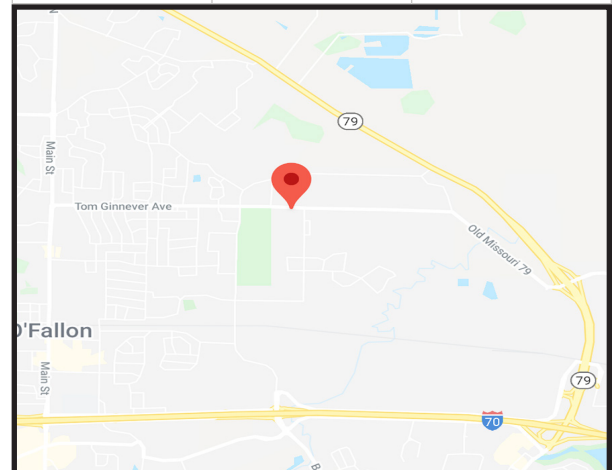
- 1 RETAIL SUITE AVAILABLE FOR LEASE:
 - SUITE 1086 - 1,340 SF
- AMPLE PARKING
- ATTRACTIVE DEMOGRAPHIC PROFILE
- ADJACENT TO CAR SHIELD FIELD, HOME OF THE RIVER CITY RASCALS AND OZZIE SMITH SPORTS COMPLEX
- WITHIN 1/4 MILE OF LIVING WORD CHRISTIAN MIDDLE SCHOOL & HIGH SCHOOL (550 STUDENTS) AND FORT ZUMWALT NORTH HIGH SCHOOL (1,504 STUDENTS)

LEASE RATE: \$14.00/SF + \$5.24/SF NNN

BUILDING SF
18,871 SF

YEAR BUILT
2008

TAXES (2025)
\$42,817



CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Joi Niedner - 314.304.4900
joi@mckelveyproperties.com



FOR LEASE

Cool Springs Plaza
1078-1102 Tom Ginnever Ave.
O'Fallon, MO 63366



McKELVEY
PROPERTIES
building relationships . creating wealth



CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Joi Niedner - 314.304.4900
joi@mckelveyproperties.com

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



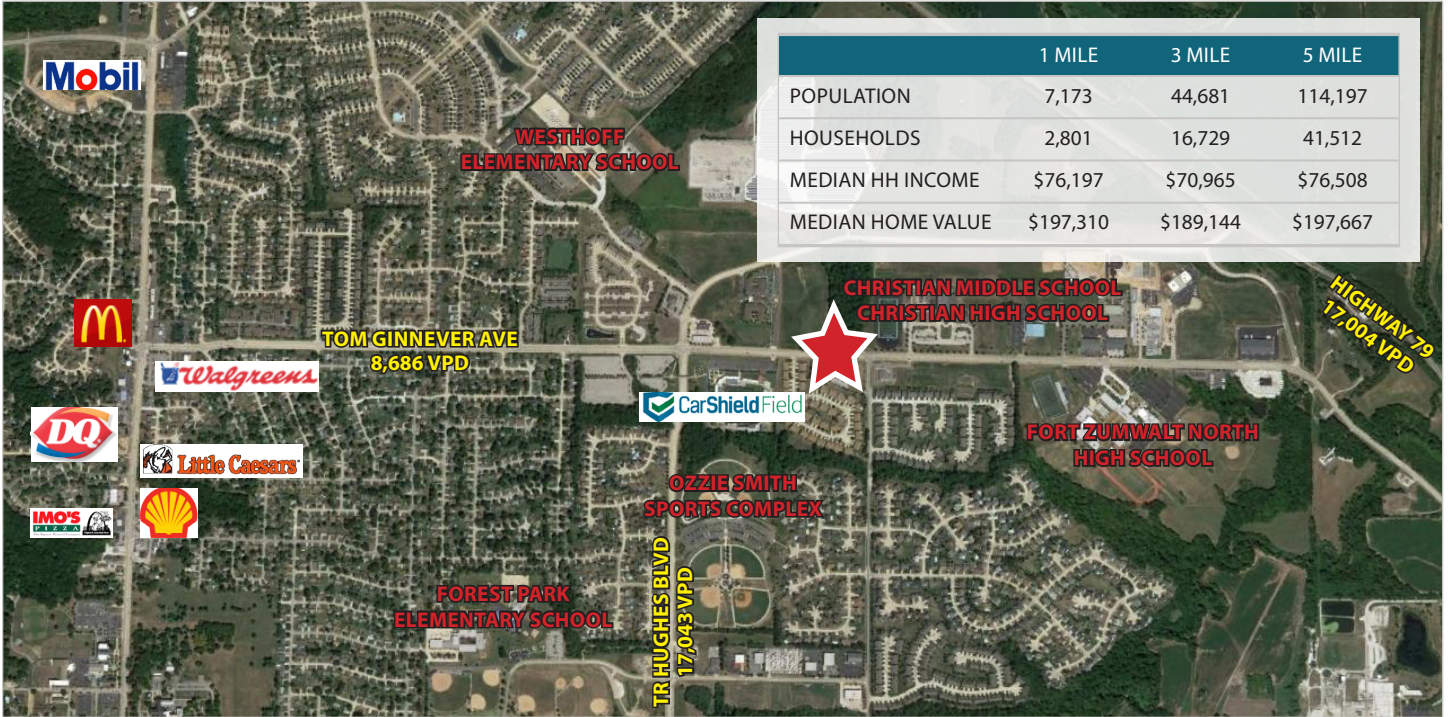
FOR LEASE

Cool Springs Plaza
1078-1102 Tom Ginnever Ave.
O'Fallon, MO 63366

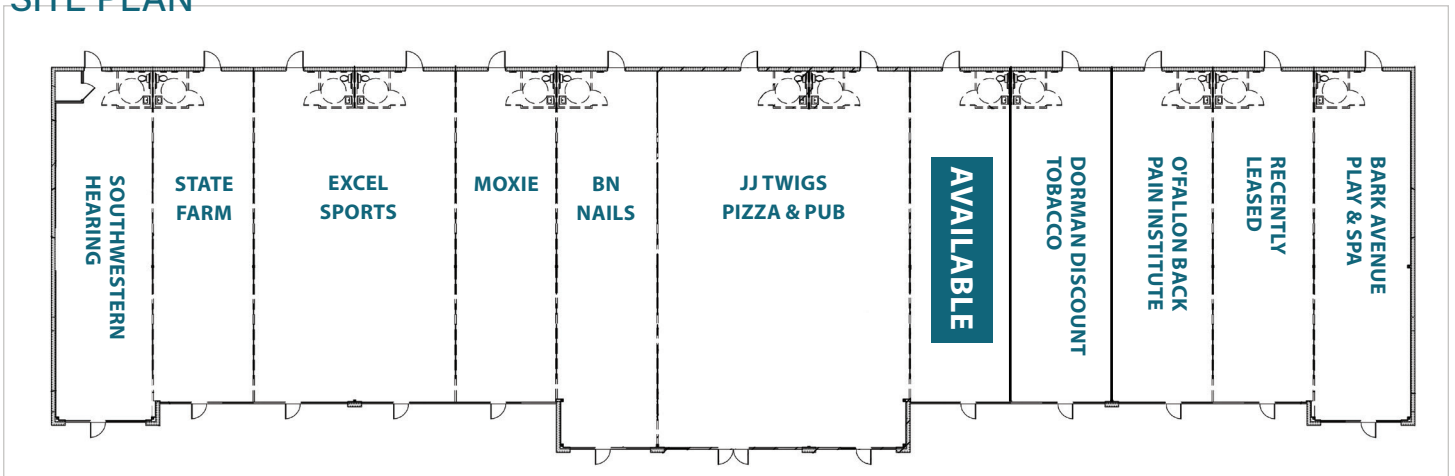


**McKELVEY
PROPERTIES**
building relationships . creating wealth

AERIAL MAP



SITE PLAN



CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Joi Niedner - 314.304.4900
joi@mckelveyproperties.com