



**McKELVEY
PROPERTIES**
17280 N Outer 40 Rd, Chesterfield, MO 63005



417 S CHURCH STREET

SAINT PETERS, MO 63376

EARLY CHILDHOOD / DAYCARE 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

TURN-KEY DAYCARE OPPORTUNITY | LARGE OUTDOOR AREA | 4,800 SF | LEASE RATE: \$16 PSF NNN

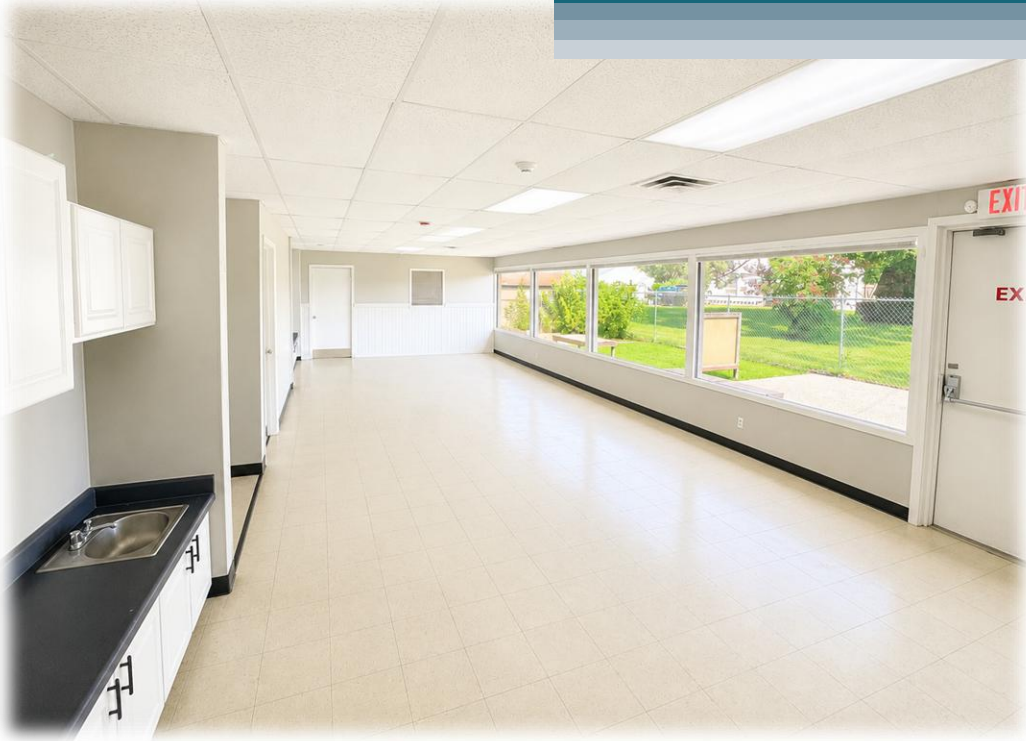
AERIAL



AERIAL



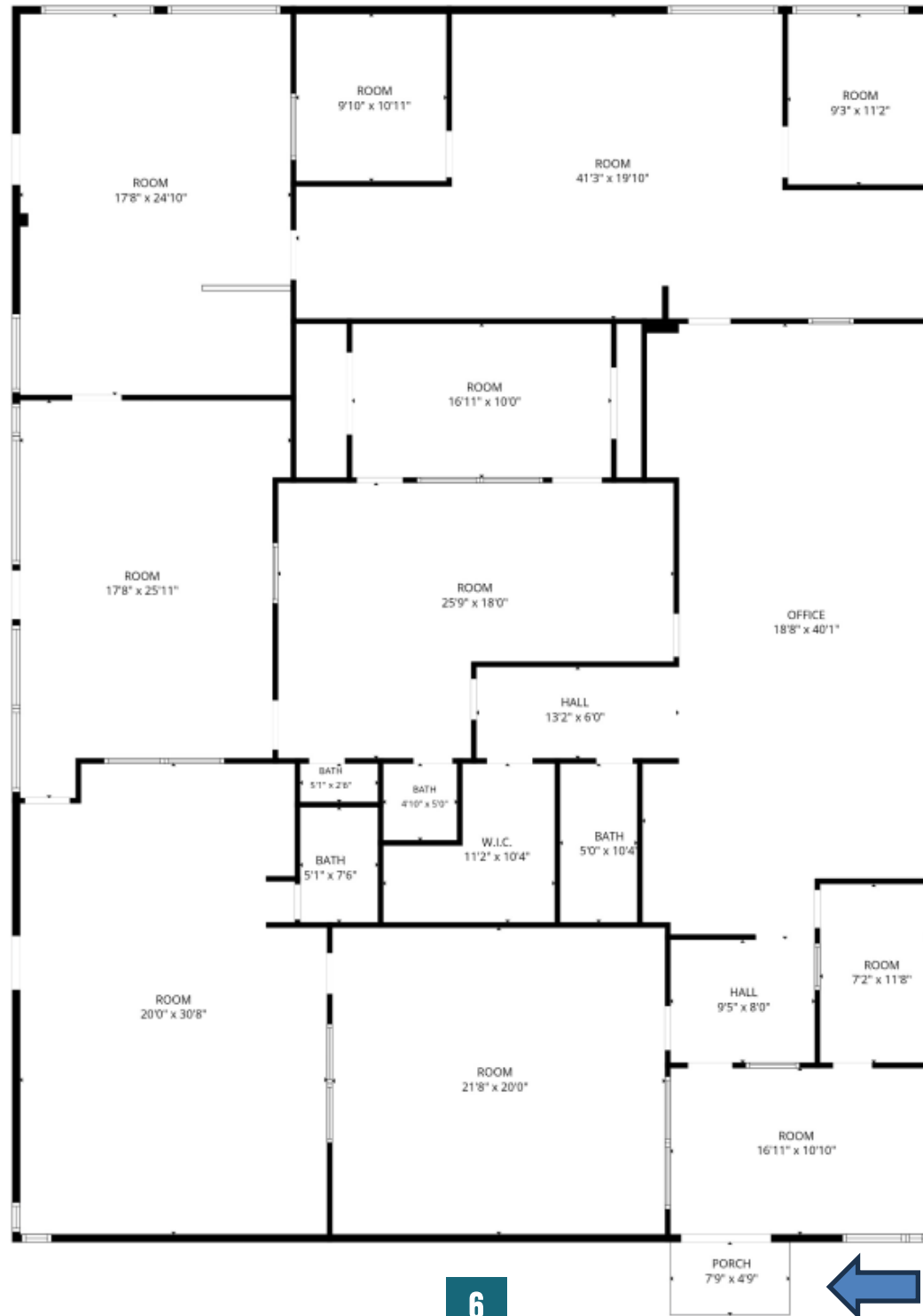
INTERIOR



OUTDOOR PLAY AREA

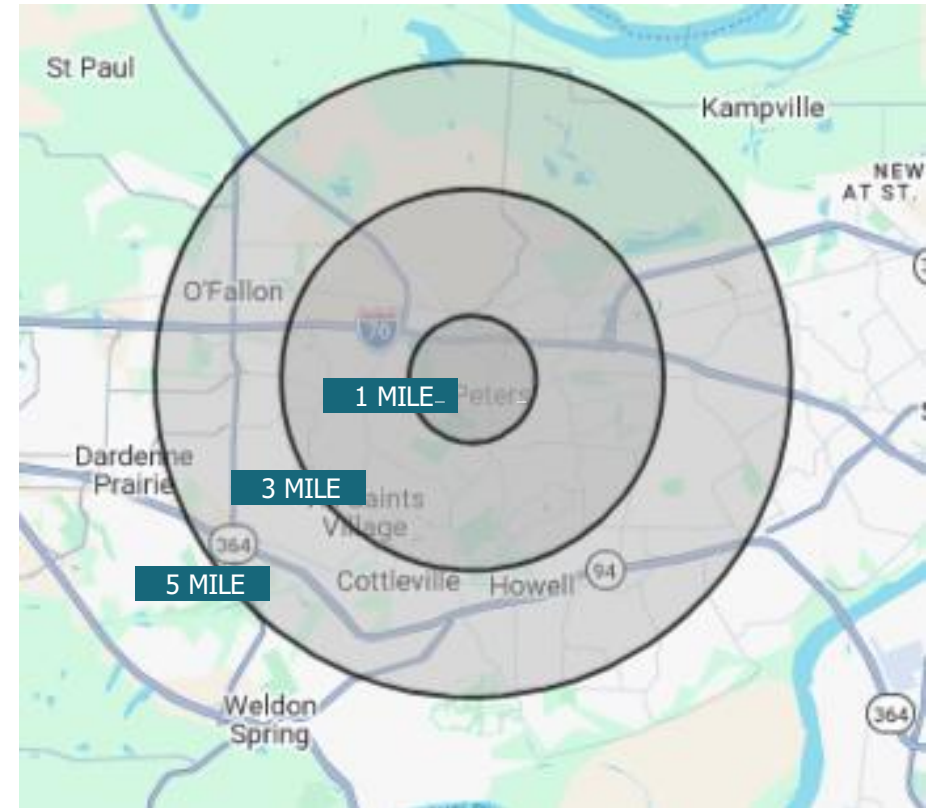


FLOORPLAN



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	9,170	61,997	166,053
2025 Population	9,333	61,973	168,518
2030 Population Projection	9,624	63,669	173,685
Median Age	41.2	42.2	41.5
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	3,762	23,790	64,322
2025 Households	3,827	23,890	65,522
2030 Households Projection	3,949	24,592	67,649
Average Household Size	2.4	2.5	2.5
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$89,411	\$111,025	\$116,494
Median Household Income	\$72,243	\$92,253	\$95,426



168,518 **\$116,494** **\$95,426**

2025 POPULATION
(5 Miles)

AVERAGE HH INCOME
(5 Miles)

MEDIAN HH INCOME
(5 Miles)

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