

RETAIL/OFFICE/FLEX | **FOR LEASE**



310 Interstate Drive Wentzville, MO 63385

Kim Richter - 314.333.9844
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1,800 SF AVAILABLE FOR LEASE



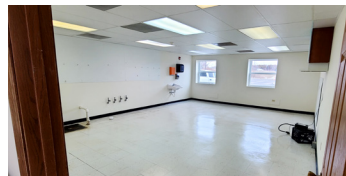


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**McKELVEY
PROPERTIES**
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One suite available in Wentzville, MO - 1,800 SF
Great visibility from Highway 40 and Highway 70.
The available suite is an endcap unit.

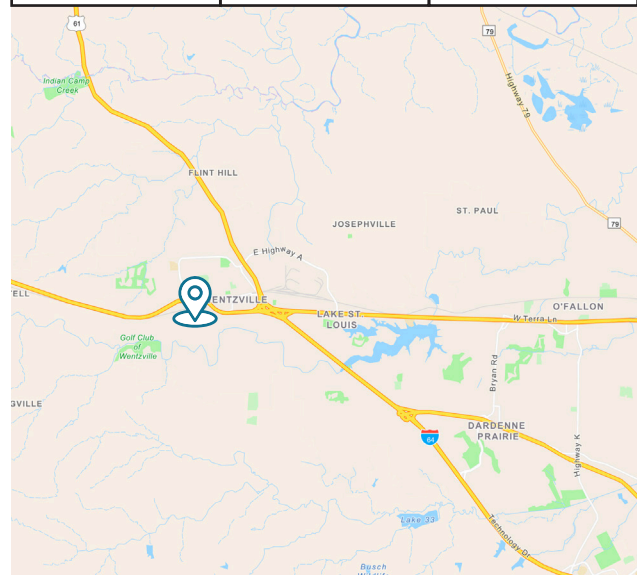
Unit comes pre-plumbed and could possibly be used as a salon or could easily be made into an office with kitchenette.

Parking Ratio: 4/1000

Year Built: 1996

**LEASE RATE:
\$18.00/SF + \$2.50 NNN**

LOT SIZE 1.29 ACRES	BUILDING SF 7,200 SF	TAXES \$9,644.77 (2023)
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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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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,224	43,756	69,682
HOUSEHOLDS	1,572	15,016	24,508
AVERAGE HH INCOME	\$98,610	\$124,989	\$129,430
MEDIAN HOME VALUE	\$337,132	\$319,504	\$331,973

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