



# MCKELVEY PROPERTIES

## FOR LEASE

8921-8923 Veterans Memorial Pkwy.  
O'Fallon, MO 63366

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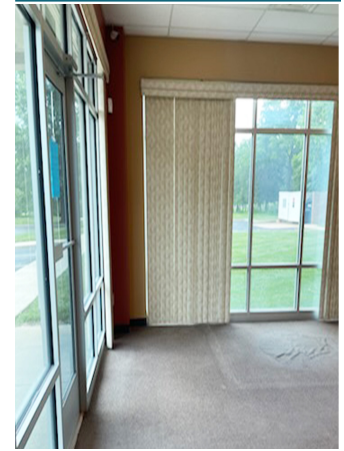
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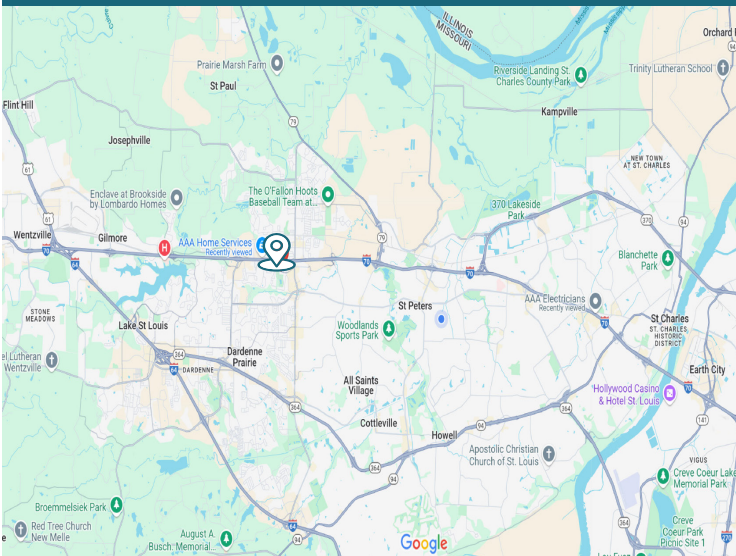
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building relationships . creating wealth



Suite 8921



**\$15.00 SF + \$4.00 NNN**



UNDER NEW OWNERSHIP! JOIN THIS ATTRACTIVE RETAIL CENTER JUST BLOCKS OFF HWY K AND HIGH-TRAFFIC CORRIDOR

TWO SUITES AVAILABLE 1,161 SF EACH OR CREATE A LARGER 2,322 SF SPACE COMBINING BOTH

-**SUITE 8921** IS AN END CAP WITH WINDOWS ON THE FRONT AND SIDE  
NEW ADA BATHROOM BEING BUILT  
LANDLORD OPEN TO ADDING A DRIVE-THRU OR OTHER CUSTOM USES WITH NEGOTIABLE RENT/TERMS  
LANDLORD CAN CUSTOMIZE PLUMBING FOR A RESTAURANT, BARBER SHOP, BEAUTY SHOP, OR SPA

-**SUITE 8923** INCLUDES A FULL KITCHEN AND A SEPARATE ROOM OFF THE MAIN RETAIL AREA  
2 SEPARATE ROOMS OFF MAIN RETAIL AREA  
GREAT FOR AN OFFICE USER NEEDING ROAD VISIBILITY AND PROMINENT SIGNAGE

OUTDOOR AREA FOR DAYCARE OR OTHER SIMILAR USE

THRIVING AREA SURROUNDED BY MAJOR EMPLOYERS LIKE MASTERCARD INTERNATIONAL, CITI, PROGRESS WEST HOSPITAL, ALDI INC., AND COSMOS CORPORATION

**CONTACT: Joi Niedner- 314-304-4900**  
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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | [www.McKelveyProperties.com](http://www.McKelveyProperties.com)  
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**MP**

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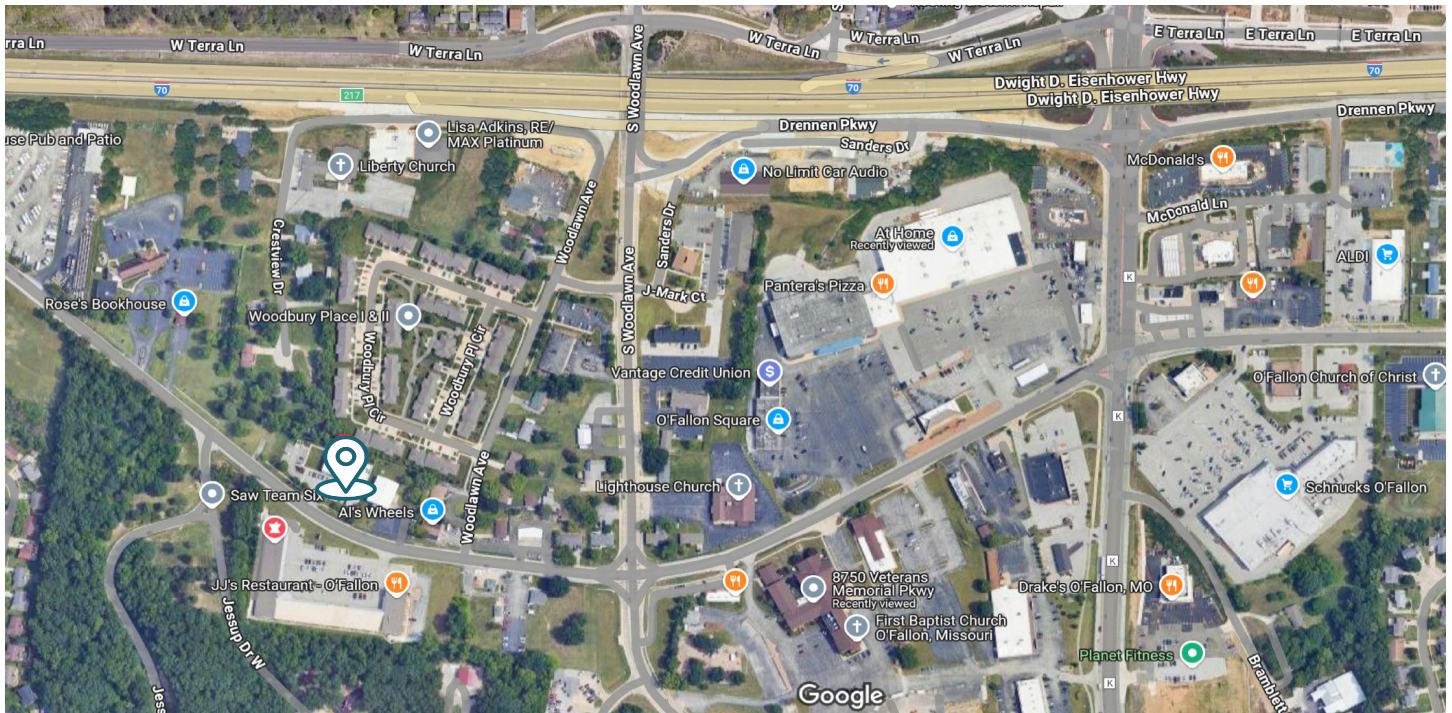
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PROPERTY DETAILS	CURRENT TENANTS	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Lot Size: 1.13 Acres</p> <p>Built in 2005</p> <p>Taxes 2024: \$20,018.78</p> <p>Building Size: 8,340 SF</p>	<p>Allstate Insurance</p> <p>Atlas Vehicle Protection</p>	<p>7,147 VPD</p> <p>2 way access on Veterans Memorial Pkwy.</p>	<p>Target, Walmart Supercenter, Schnucks, Dierbergs, Walgreens Starbucks, Panera Bread, Chick-fil-A, McDonalds Club Fitness, PetSmart, Dollar Tree, Jimmy John's Texas Roadhouse, Dunkin'</p>



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,141	81,641	155,184
HOUSEHOLDS	3,874	31,194	58,856
MEDIAN HH INCOME	\$82,806	\$102,791	\$107,765
MEDIAN HOME VALUE	\$316,346	\$327,153	\$348,630

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