



MCKELVEY PROPERTIES

FOR LEASE
1811 Sherman Drive
St. Charles, MO 63303

Kim Richter
314.333.9844
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1811 Sherman Drive
St. Charles, MO 63303
802 SF AVAILABLE



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OFFICE SPACE FOR LEASE: SUITE 7 - 802 SF

- TURNKEY SUITES FEATURE PROFESSIONAL OFFICE BUILD-OUT
- TWO-STORY OFFICE BUILDING WITH WALK-OUT LOWER LEVEL
- AMPLE PARKING IN FRONT AND REAR OF BUILDING
- EASY ACCESS TO HIGHWAY 94 AND I-70

LEASE RATE: \$20.00/SF
FULL SERVICE

BUILDING SF	LAND AREA	TAXES (2021)
11,287 SF	0.82 ACRE	\$13,472.75

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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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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	BUILDING TENANTS
Located in the popular St. Charles area. High Visibility. Easy Access.	Plenty of parking. Space can be used as an office, retail shop, distribution of products with office, etc.	117,767 VPD within one mile up to 59,396 VPD within 3 miles.	Foundations for Change Arogas, Inc Zinselmeir Gregory CPA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15,001	77,780	145,314
HOUSEHOLDS	6,845	33,318	61,091
MEDIAN INCOME	\$61,120	\$77,084	\$82,517

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