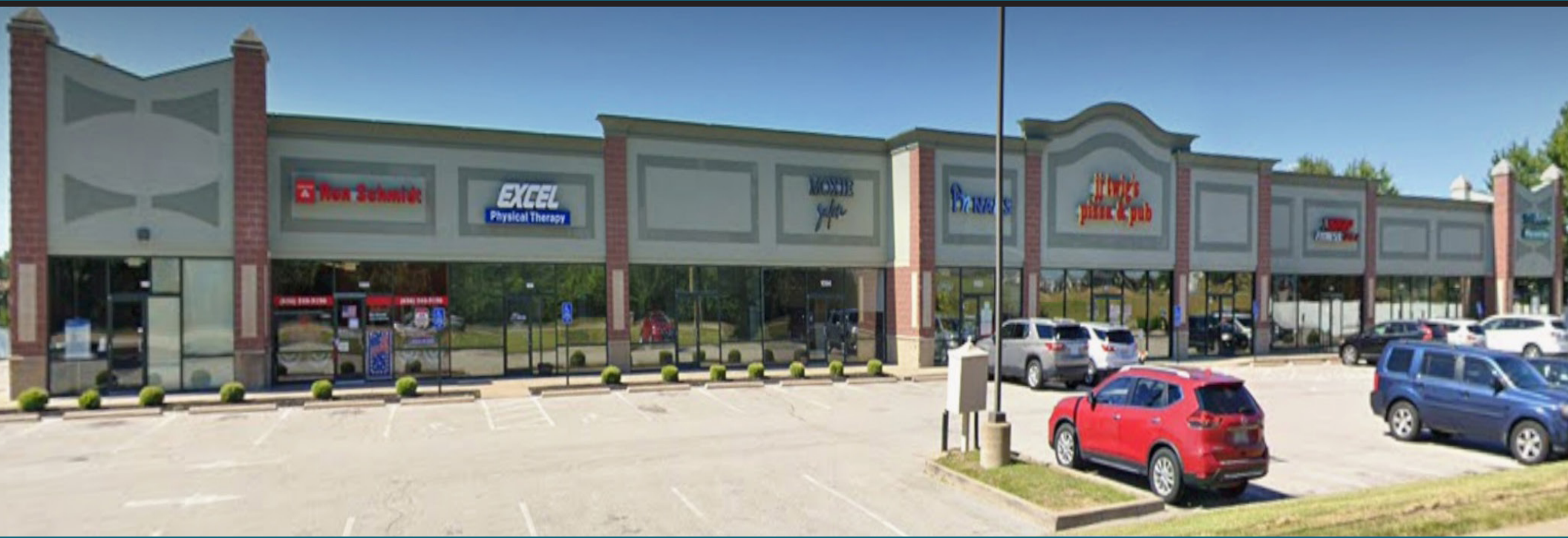


# FOR LEASE

RETAIL

1,340 SF - 4,020 SF



## COOL SPRINGS PLAZA 1078-1102 TOM GINNEVER AVE . O'FALLON, MO

### Contact

PATRICIA MCKELVEY

636.448.1294

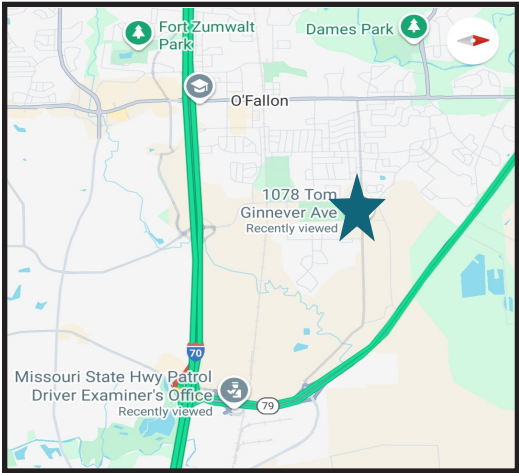
PMCKELVEY@MCKELVEYPROPERTIES.COM

JOI NIEDNER

314.304.4900

JOI@MCKELVEYPROPERTIES.COM

<b>BUILDING SF</b> 18,871 SF	<b>YEAR BUILT</b> 2007	<b>TAXES (2024)</b> \$43,980
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**FEATURES:**

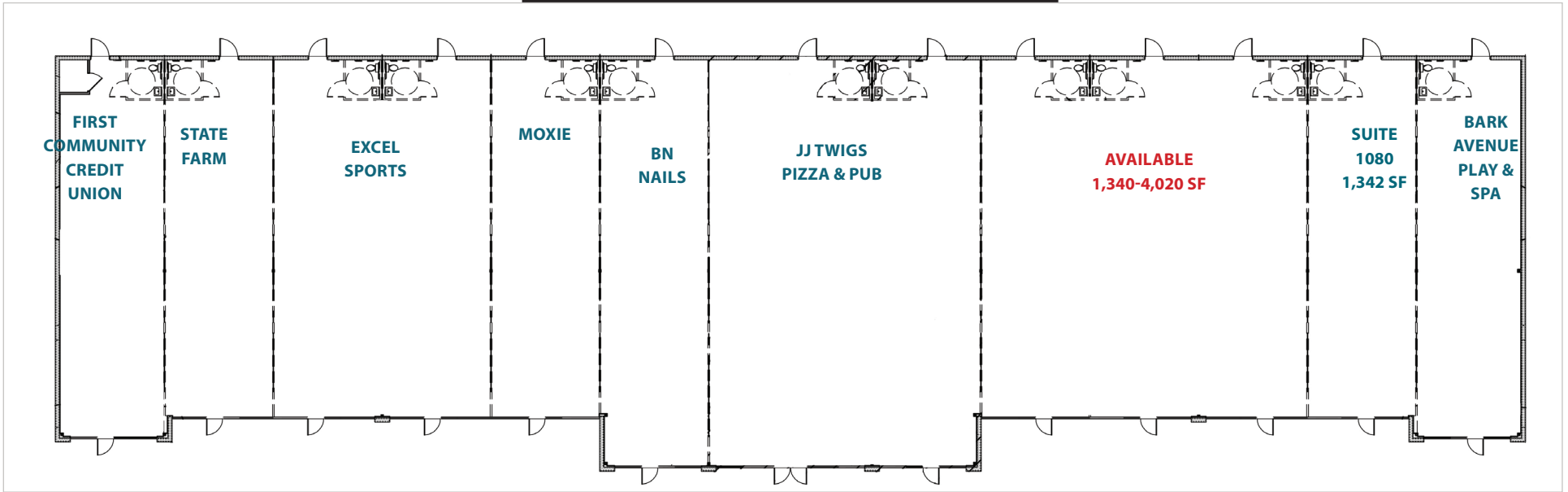
- > AMPLE PARKING
- > ATTRACTIVE DEMOGRAPHIC PROFILE
- > 3 RETAIL SUITES AVAILABLE:
  - 1081- 1,340 SF
  - 1082 -1,340 SF
  - 1083- 1,340 SF
- > ADJACENT TO CAR SHIELD FIELD, HOME OF THE RIVER CITY RASCALS AND OZZIE SMITH SPORTS COMPLEX
- > WITHIN 1/4 MILE OF LIVING WORD CHRISTIAN MIDDLE /HIGH SCHOOL (550 STUDENTS) AND FORT ZUMWALT NORTH HIGH SCHOOL (1,504 STUDENTS)

**LEASE RATE: \$15.00 SF + \$8.04 NNN**



**MCKELVEY PROPERTIES**  
building relationships . creating wealth

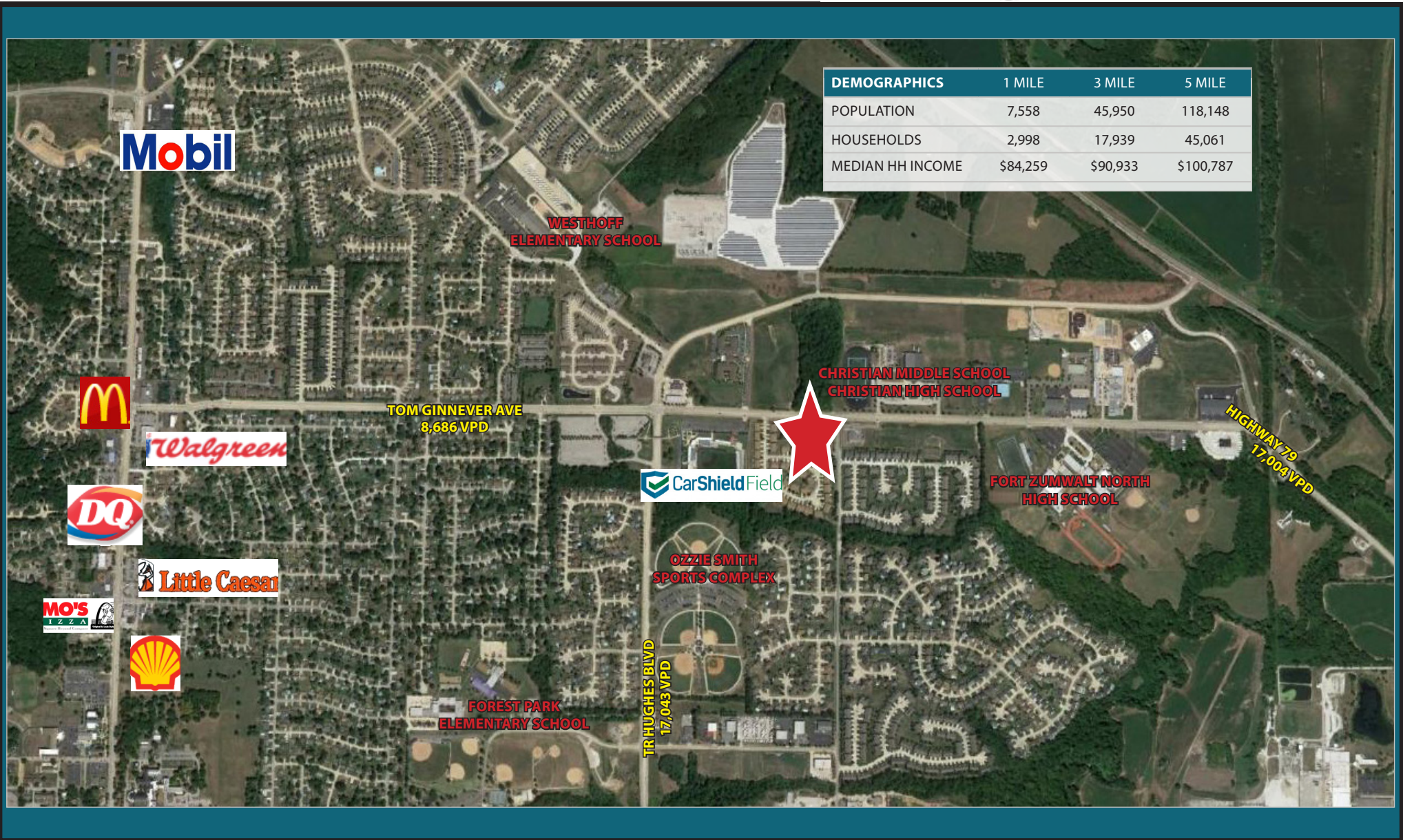
SUITE	TENANT	SF
1078	BARK AVENUE	1,373 SF
1080	OCCUPIED	1,342 SF
1082-86	AVAILABLE	1,340-4,020
1088-90	JJ TWIGS	3,800 SF
1092	BN NAILS	1,520 SF
1094	MOXIE, LLC	1,340 SF
1096-98	EXCEL SPORTS & PHYSICAL THERAPY	2,680 SF
1100	STATE FARM INSURANCE	1,373 SF
1102	1ST COMMUNITY CREDIT UNION	1,413 SF



**Contact**

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