

OFFICE | **FOR LEASE**



3900 Old Hwy 94 S St. Charles, MO 63304

Joi Niedner - 314.304.4900
joi@mckelveyproperties.com

1,200 SF OFFICE SPACE AVAILABLE - FOR LEASE





FOR LEASE

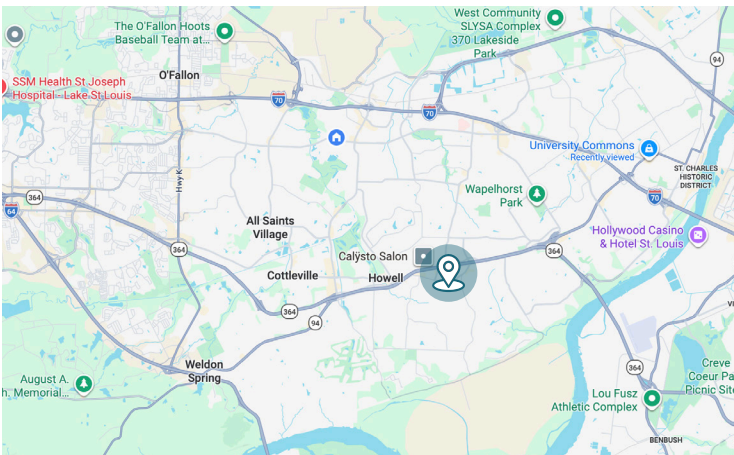
3900 Old Hwy 94 S
St. Charles, MO 63304



**McKELVEY
PROPERTIES**
building relationships . creating wealth



LEASING AT: \$18.00/SF FULL SERVICE



Professional 1,200 SF office suite available along Old Highway 94 in St. Charles.

Features five private offices, a large open workspace, kitchenette, ADA restroom, signage opportunity, open parking, and convenient access to major highways, shopping, dining, and surrounding residential growth.

Conveniently located near Fresh Thyme, Walmart, the U.S. Post Office, restaurants, and growing multifamily developments, the property provides excellent accessibility with quick access to major highways.

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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
<p>Signage on Woodstone entrance.</p> <p>Contains 5 offices and large open room with large windows throughout.</p> <p>Open parking.</p>	<p>Accounting or CPA firm, financial planning / wealth management, attorney or mediation practice, mortgage lender, title company, home health administration office, staffing/recruiting agency, engineering or consulting firm, marketing, design, or IT company, nonprofit or association, small business hq</p>	<p>10,469 VPD at the site!</p>	<p>Beyond the Box Counseling</p> <p>Senior Insurance Benefits</p> <p>Escape Room</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,796	80,584	157,869
HOUSEHOLDS	4,831	32,072	64,591
AVERAGE INCOME	\$116,917	\$131,212	\$124,071

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