



**MCKELVEY
PROPERTIES**
17280 N Outer 40 Rd, Chesterfield, MO 63005



EXCLUSIVELY LISTED BY:

100 BREVCO PLAZA

LAKE SAINT LOUIS, MO 63367

MEDICAL/OFFICE SPACE FOR LEASE



DANIEL FLAIZ

INVESTMENT SALES AND LEASING
BROKER

17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005

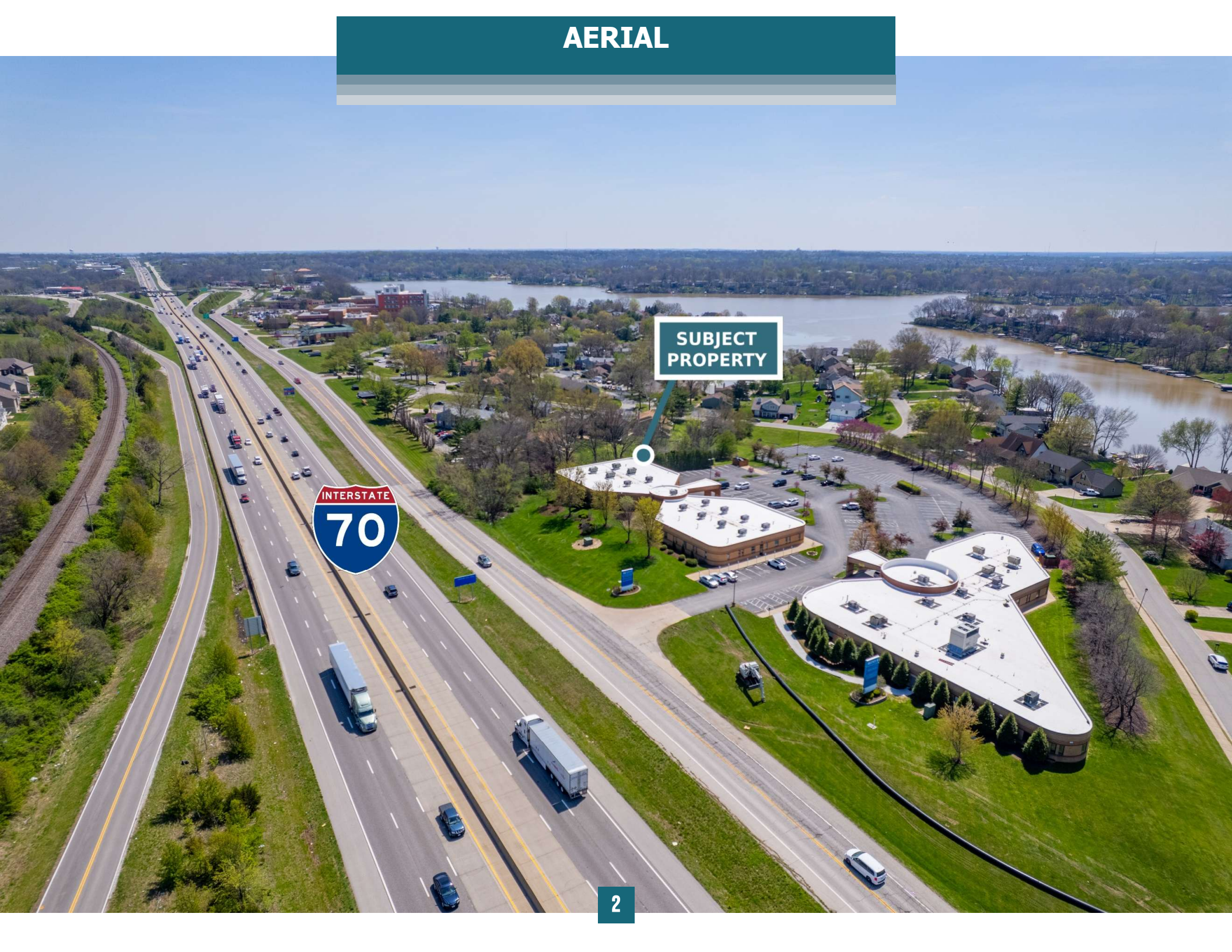
dflaiz@mckelveyproperties.com

Mobile: 314.267.8086

Office: 636.669.9111

MEDICAL AND PROFESSIONAL OFFICE | 2,300 SF | LEASE RATE: \$15 PSF FULL SERVICE

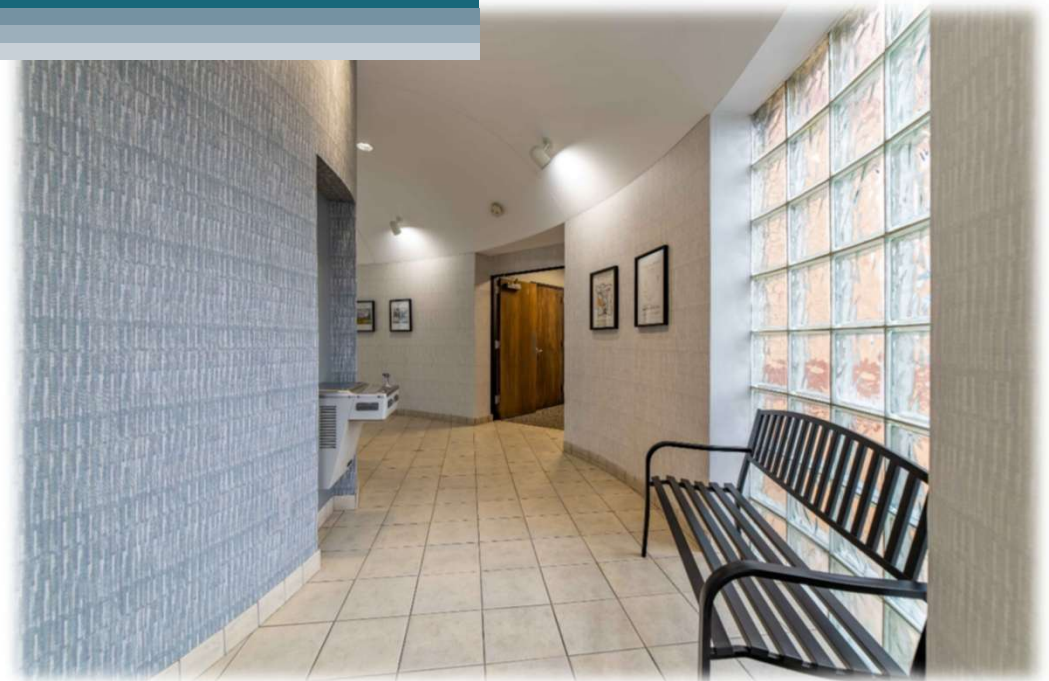
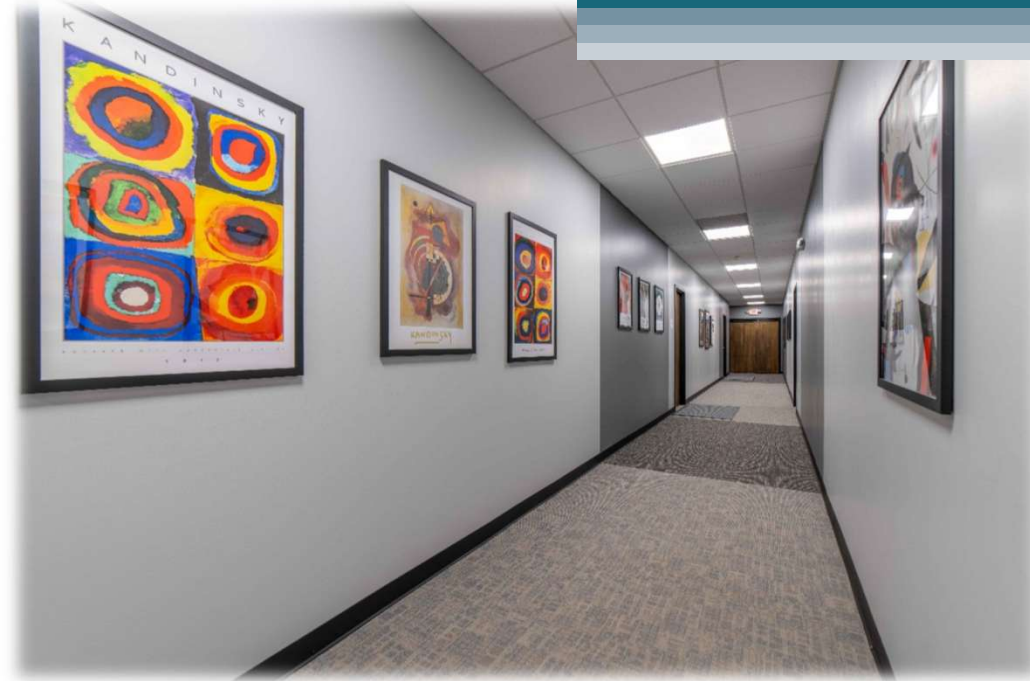
AERIAL



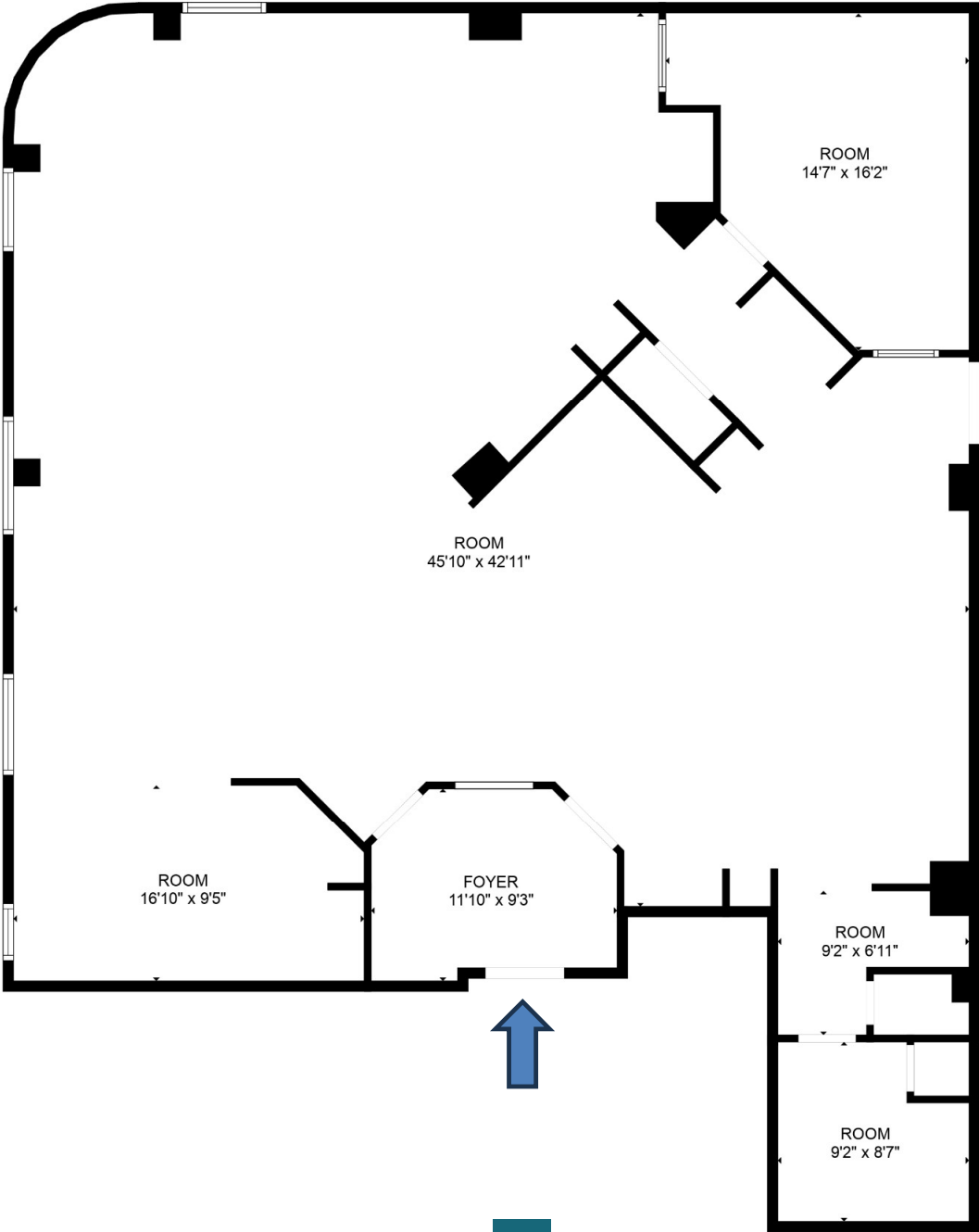
SUBJECT
PROPERTY



INTERIOR



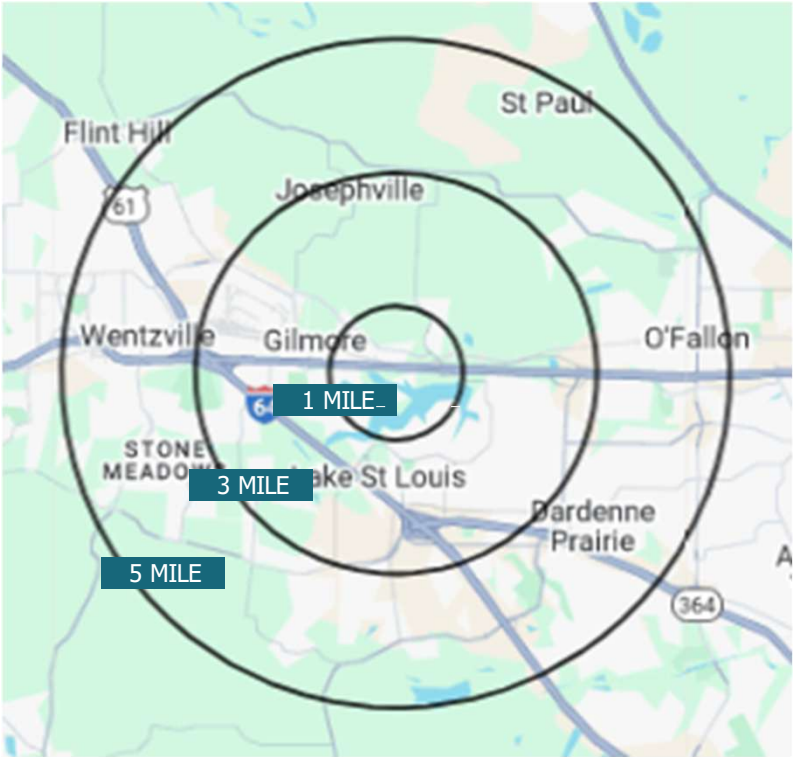
SUITE LOWER LEVEL
2,300 SQFT



4

DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	6,423	38,617	117,339
2024 Population	7,935	43,254	126,209
2029 Population Projection	8,641	46,421	134,566
Median Age	38.9	39.2	39.6
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	2,347	14,766	42,961
2024 Households	2,848	16,448	46,130
2029 Households Projection	3,095	17,648	49,201
Average Household Size	2.8	2.6	2.7
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$132,160	\$124,974	\$120,201
Median Household Income	\$111,524	\$103,390	\$100,811



46,130

2024 POPULATION
(5 Miles)

\$120,201

AVERAGE HH INCOME
(5 Miles)

\$100,811

MEDIAN HH INCOME
(5 Miles)

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