

FOR LEASE

1,360-6,886 SF RETAIL

FOUNTAINVIEW PLAZA
2621-2661 MUEGGE RD | ST. CHARLES, MO 63303



McKELVEY PROPERTIES
building relationships . creating wealth



FEATURES

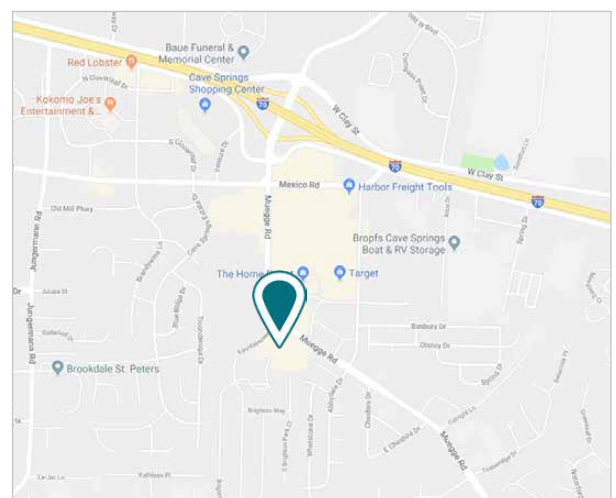
- › 1,360-6,886 SF retail space for lease
- › Well-maintained property
- › Visibility from Muegge Rd with 25,802 vehicles per day
- › Ample parking
- › Easy access to I-70 and Mexico Rd

LEASE RATE: \$14.00/SF + \$4.34/SF NNN

Contact

JANE KAPP
314.412.7727
jkapp@mckelveyproperties.com

BUILDING SF 29,920 SF	ZONING PD-MU	TAXES (2017) \$50,843
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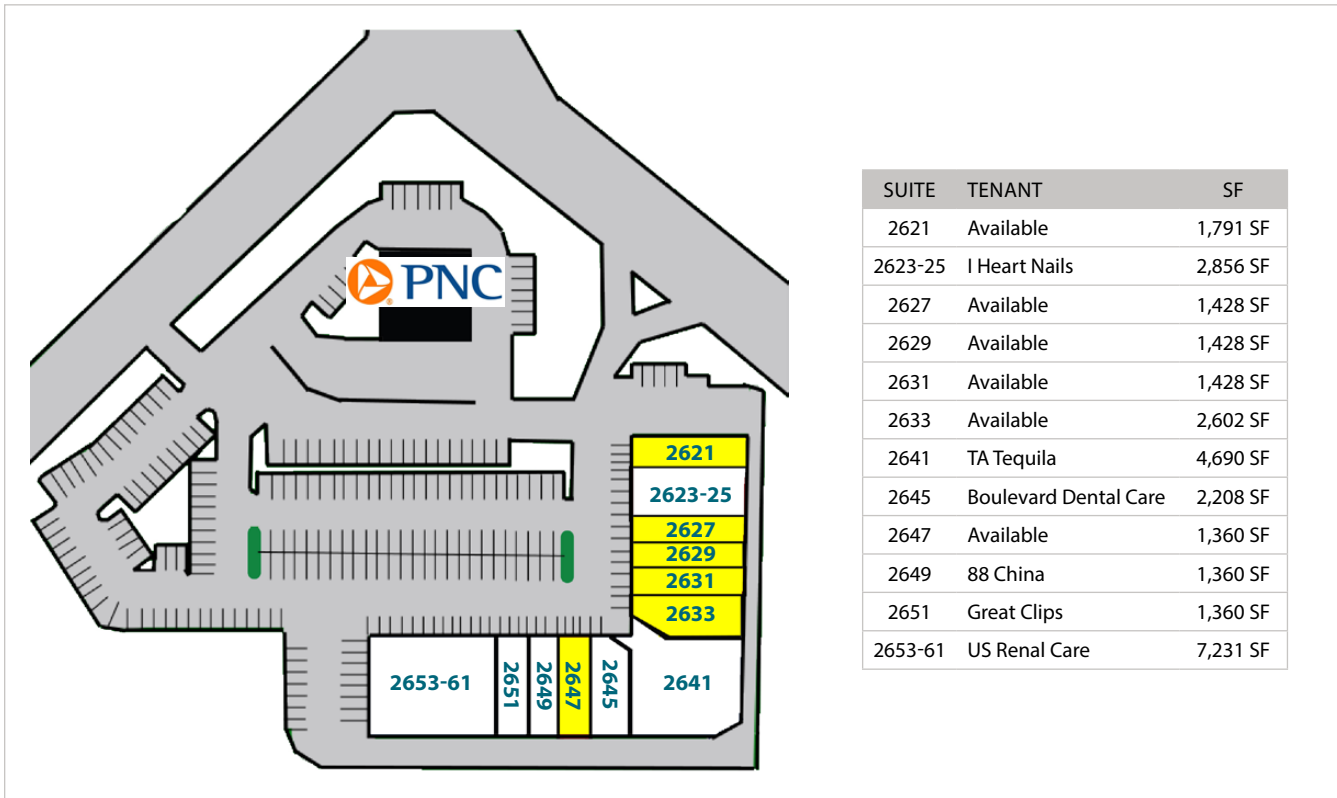
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SITE PLAN



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AERIAL MAP



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,056	81,762	171,386
HOUSEHOLDS	3,846	35,818	71,779
MEDIAN HH INCOME	\$86,597	\$77,604	\$76,805
MEDIAN HOME VALUE	\$212,788	\$185,841	\$187,221

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